

Application ref: 2024/1331/P
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Date: 8 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

hgh
45 Welbeck Street
London
W1G 8DZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor
40 Doric Way
Euston
NW1 1LH

Proposal:
Installation of new ducting and kitchen extract fan to rear

Drawing Nos: Plans: TD23/RK3/EX01.1, rev B; TD23/RK03/03.1; TD23/RK3/01.1, rev E; TD23/RK03/03.2; TD23/RK03/03.3; TD23/RK03/03.4; 001, rev A

Supporting information: Cover letter prepared by HGH, 3/04/2024; Plant Noise Impact Assessment Report, prepared by Noise Solutions Ltd., 28/02/2024; Odour Risk Assessment prepared by Leech Group Services, 26/01/2024

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and

Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans TD23/RK3/EX01.1, rev B; TD23/RK03/03.1; TD23/RK3/01.1, rev E; TD23/RK03/03.2; TD23/RK03/03.3; TD23/RK03/03.4; 001, rev A

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the first use of the extraction equipment hereby permitted, mitigation measures shall be implemented to provide High Level Odour Control as defined by "Control of Odour & Noise from Commercial Kitchen Exhaust Systems" by Dr Nigel Gibson date 5/9/2018.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and TC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposal involves the installation of ducting, attached to the side elevation and located within the courtyard to the rear of the existing building at the application site. The ducting would be associated with the existing ground floor restaurant at the application site. The ducting would extend a short distance along the side elevation, and then extend upwards towards the roof, terminating at 1.5m above roof level.

The ducting is a necessary component as part of the mechanical ventilation equipment to run the existing restaurant. The ducting would be located at the rear of the building, in a location not readily visible from public spaces. Such equipment are also commonly associated with buildings containing a commercial use. Overall, the ducting would be a very minor element of the building, not unanticipated, and not readily discernible to passersby.

With regard to noise and odour, Council's Environmental Health Officer has reviewed the technical report addressing these matters. The Officer notes the assessment indicates that the proposed installation should be capable of achieving the Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors with specified noise mitigation. The Officer also considers a satisfactory odour assessment had also been carried out for the development in line with the Air Quality Management (IAQM) guidance. In particular, the discharge point of the ducting would be at a sufficient height and adequately separated from the adjacent roof terrace, so as not to cause any nuisance effects to occupiers of the terrace.

Conditions are therefore proposed to limit external noise levels to lower than typical background noise levels, ensure machinery, plant or equipment are fitted with proprietary anti-vibration isolators and fan motors to be vibration isolated from the casing and adequately silenced and maintained; and require odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, to be in accordance with the applicant's 'EMAQ+Control of Odour and Noise from Commercial Kitchen Exhaust Systems' document.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No comments have been received following statutory consultation on the application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer