

Charlotte Street Association

email: [REDACTED]

**Development Management,
Regeneration & Planning,**
London Borough of Camden,
Town Hall, Judd Street,
London WC1H 8ND.

28th August 2024

For the attention of Miriam Baptist, Planning Officer.

By email to: planning@camden.gov.uk and miriam.baptist@camden.gov.uk

Dear Miriam Baptist,

**Re: Ground Floor and Basement of 28 Store Street, WC1E 7BS:
ref. 2024/2929/P**

Single-storey extension to basement lightwell area, outdoor plant installation including extraction system & ducting, 2 x condensers and 2 x AC units.

I am writing on behalf of the Charlotte Street Association, concerning the above planning application. We wish to object to this planning application for the reasons set out below.

This application is for **air-conditioning equipment for a new restaurant** in the Ground Floor and Basement of No. 28 Store Street, which is due to open soon.

In addition, the application includes for a **single-storey extension in the Basement** in the already small lightwell/courtyard the rear.

A. re: proposed air-conditioning/mechanical plant:

The proposed air-conditioning units are to be placed (a). in the existing small rear lightwell; and also (b). on the flat roof of the proposed new single-storey extension.

The proposal appears to enable air-conditioning throughout the new restaurant both at Ground Floor and at Basement levels.

Nonetheless, this layout **does not appear to include for a kitchen extract for cooking** in the restaurant's Basement kitchen – which we would think is necessary.

We are concerned at the great concentration of so much mechanical plant in the small courtyard/lightwell at the rear. This is likely to be very noisy for the residential flats which overlook this small rear lightwell:

- (a). There are flats on the upper floors of No. 28 Store Street; and
- (b). The flats of Gower Mews overlook, being on the immediate rear party wall of No. 28 Store Street; in fact the Gower Mews flats form the party wall with No. 28 at the rear.

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Re: 28 Store Street, WC1E 7BS: ref. 2024/2929/P - *continued*:

One of the residents of the Gower Mews flats, which overlooks the rear of nos.28 and 29 Store Street, has been in touch with us, because of the existing mechanical plant noise from **No. 29** Store Street, which is an existing (Greek) restaurant (The Life Goddess). No. 29 is next door to No. 28 and has the same small lightwell at the rear, with an existing extract fan etc. The resident is concerned that the proposed mechanical plant at No. 28 will add further to what is already a noisy situation.

The extract duct at No. 29 Store Street/Life Goddess Restaurant has not been taken up to roof level, as per a planning permission of some years ago. Instead, the extract outlet etc is in the rear basement lightwell; and hence the reason for the existing noise being experienced by residents.

The resident has recently asked Camden Planning to take enforcement action with regard to the extract duct etc at No. 29 Store Street, so that it the duct is taken up to roof level etc.

The application includes a Noise Impact Assessment report, which appears to show that the residential flats will not suffer from undue noise from the proposed new a/c plant at No. 28. But the noise surveys taken at the rear for this Report will include the noise from the existing extract duct (currently at basement level) at No. 29 Store Street/The Life Goddess. This extract duct at No. 29 is supposed to go up to roof level, and thus the current noise readings will be higher than they should be.

Thus, in turn the background noise levels are higher than they should be. We think that the Noise Survey should be taken after the extract duct has been rectified (upto roof level); and that the Noise Impact is re-assessed.

In any case, we think that the sheer concentration of so much mechanical plant in the existing rear lightwell/courtyard, which is surrounded by the high brick walls of both the Store Street terrace itself and the Gower Mews flats, will inevitably create unacceptable noise to the residents in the flats immediately overlook this rear area.

B. re: proposed single-storey extension in the Basement:

We also wish to object to this proposed single storey extension, which is marked as being "preparation areas for the kitchen" – because of the loss of most of the existing rear external courtyard. This proposed extension will take up half the area of the already small courtyard; and leave a small "lightwell" (containing a/c outdoor units).

We think that the existing Basement should be adequate for a kitchen serving the proposed Ground Floor restaurant.

Conclusions:

For the above reason, we object to:

- (a). the a/c and mechanical plant as currently proposed; and
- (b). the proposed single-storey extension in the small basement courtyard.

Yours sincerely,

Clive Henderson,
On behalf of Charlotte Street Association.