

Application ref: 2024/3499/P
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Date: 11 September 2024

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Logic Planning
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25 Lordship Park
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**67 Whitfield Street
London
W1T 4DE**

Proposal:

Details pursuant to condition 9 (Ventilation Details) of planning permission 2020/5930/P dated 27/05/2021 (as amended by 2022/1993/P dated 08/08/2022) for 'change of use of a ground floor retail unit (Use Class A1) to restaurant use (Use Class E) at 67 Whitfield Street and enlargement of one extract louvre on the ground floor southern elevation of the unit'.

Drawing Nos:

P1001; A-20-101 Rev 8; A-20-102 Rev 8; A-22-013 Rev 8; Noise Impact Assessment 19368-NIA-01 (prepared by Clement Acoustics, dated 31/07/2024); Ventilation System Manufacturers Details (prepared by CK Direct, dated 02/09/2024).

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Condition 9 requires a scheme of ventilation, including manufacturers specifications, noise levels, and required mitigation measures to be submitted to and approved by Council prior to first use of the premises for the restaurant use, to demonstrate that the mechanical equipment shall not exceed the

Council's minimum noise levels.

The restaurant use has already commenced at the site and therefore the use is currently operating in breach of the planning permission.

The applicant submitted a Noise Impact Assessment (NIA) (prepared by Clement Acoustics, dated 31 July 2024), along with manufacturers details of the proposed ventilation system and details of the proposed acoustic enclosure. This information has been reviewed by the Council's Environmental Health Officer who has confirmed that the proposed scheme of ventilation would comply with Council's minimum noise standards in accordance with the condition wording. Therefore, it is recommended that condition 9 is discharged.

It is noted that an acoustic enclosure is proposed to be installed around the Daikin unit as part of the proposed noise mitigation. This enclosure would be located behind a louvred wall and therefore would not be visible from the public realm. As such, the enclosure would be broadly in line with the scheme approved under the parent application and would therefore not have a harmful impact on the appearance of the host property and street scene, or on the character of the conservation area.

The full impact of the proposed development has already been assessed under the original permissions.

On this basis, the submitted details are sufficient to safeguard the amenities of premises and the surrounding area and discharge the condition, and are in general accordance with Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2022/1993/P granted on 08/08/2022 which need details to be submitted, have been approved.

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 2023.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer