

## DESIGN AND ACCESS (PLANNING) STATEMENT



Application Site: 22 Torrington Place London WC1E 7HJ

Proposal: Installation of new kitchen extract system with associated restaurant use

Our Ref: 24062

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## CONTENTS

1. INTRODUCTION
2. SITE LOCATION
3. HISTORY
4. THE PROPOSAL
5. DESIGN CONCEPT
6. POLICY CONSIDERATIONS
7. ACCESS
8. CONCLUSION

## 1.0 INTRODUCTION

This statement is submitted by ARCHPL Planning Limited in support of a planning application for the Installation of new kitchen extract system for the associated restaurant use.

## 2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site lies to the east of Tottenham Court Road, just to the north of Godge Street Tube Station. The site is bordered by Torrington Place to the north, Alfred Mews to the south, and Tottenham Court Road to the west. Residential properties on Huntley Street adjoin the site from the east.
- 2.2 The building is generally 5/6 stories in height. It comprises several interconnected parts which date from the 1910s, the 1930s and 1960s. There are 19th century warehouse spaces to the rear of the site with access from Torrington Place. The ground floor of the building features several commercial units.
- 2.3 There is a vehicular access through an undercroft from Torrington Place abutting the application building, leading onto a lightwell / uncovered off street service area in the form of an 'L' shaped courtyard for the commercial units, enclosed by five storey buildings to the east and west, with three storey buildings to the south and east.
- 2.4 There is also a ramp that leads from the service yard down to basement level where there is provision for off street parking and cycle storage associated with the office building.
- 2.5 There is a separate office entrance to Torrington Place which leads to the upper floors of all office areas associated with the building.
- 2.6 The Heals Building is Grade II\* listed and located within the Bloomsbury Conservation Area.



The cornering application site and the vehicular access through the undercroft from Torrington Place



### 3.0 HISTORY

3.1 The foremost recent planning history relates to:

2015/1619/P & 2015/1967/L (The Heals Building; 22 Torrington Place) – Planning application and LBC granted for the ‘Installation of new stacking sliding entrance doors matching to the existing galvanised shop front frame. Install new window to the right of the entrance to match’.

2016/0803/A & 2016/1748/L (“Planet Organic”, The Heals Building; 22 Torrington Place) – Planning application and LBC granted for an Advertisement Consent for the display of internally illuminated lettering to fascia sign & projecting sign (retrospective) and replacement of existing totem sign on side wall.

### 4.0 THE PROPOSAL

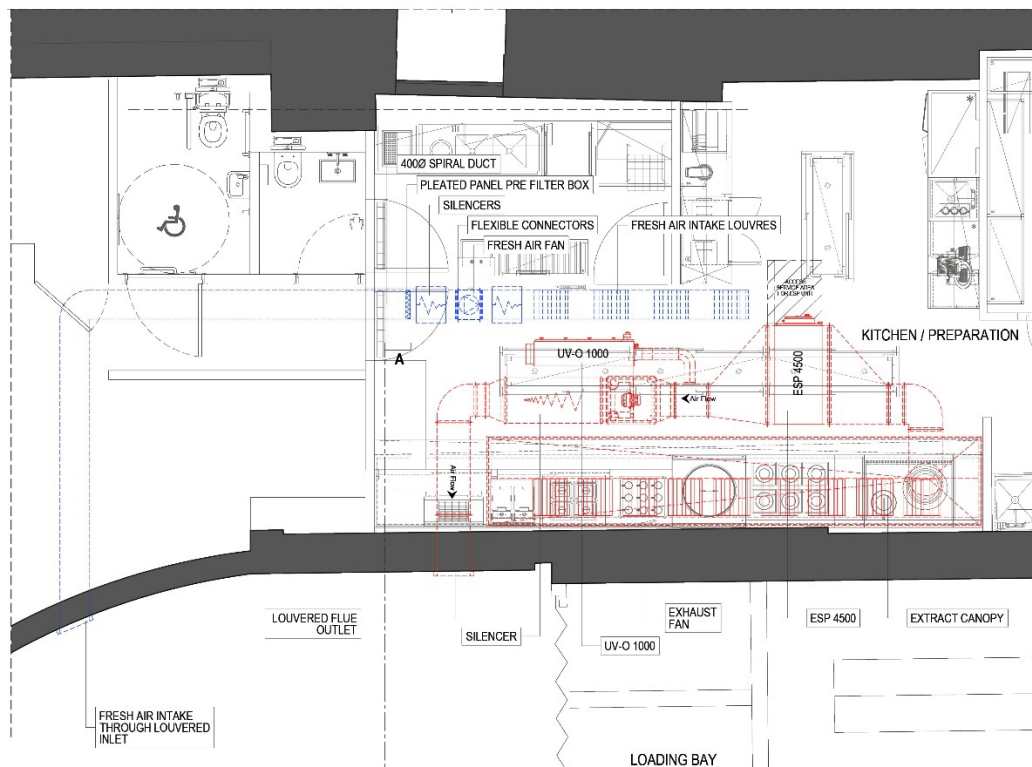
The proposal seeks planning permission for the installation of a new kitchen extract system for the associated restaurant use.

### 5.0 DESIGN CONCEPT

5.1 The application site is a vacant commercial unit previously in use by “Planet Organic” operating as a coffee and retail shop (Use Class E).

5.2 It is proposed to keep the same use (Use Class E) for the proposed use as a restaurant without the need for a planning application. A planning application is however needed for the proposed kitchen extract system associated with the new restaurant use.

5.3 The initial concept was to run the extract ductwork to exit the wall of the ground floor unit at a raised level fronting the courtyard just visible from the underside of the flat roof overhang. The ducting would have run in line with the overhang of the flat roof and terminate vertically secured elevation of the northeast building. The elements of the extract canopy would have been installed externally secured to the underside of the flat roof with anti-vibration mountings.



Proposed extract system – Red: Kitchen Extract System, Blue: Fresh Air Intake

- 5.4 The current proposal is to run the extract ductwork to exit the wall of the ground floor unit at a raised level fronting the courtyard just visible from the underside of the flat roof overhang (as per above image). However, all of the elements of the extract system is to be installed internally secured to the ceiling with anti-vibration mountings hidden from view above the sound insulated suspended ceiling.
- 5.5 An odour risk assessment is included with the application which is derived from criteria outlined by EMAQ+ Guidance on the Control of Odour from Commercial Kitchen Exhaust Systems, which superseded DEFRA 2005.
- 5.6 The score methodology for odour assessment has concluded that a very high level of odour mitigation for the kitchen extract system is required. Hence, the odour control is consistent with the performance requirements listed in this report through stages 1 to 4 as detailed in the report.
- 5.7 As the extract system is proposed to be installed internally with heavy duty silencers and a fan specified with inherent noise mitigation measures, it is considered therefore that an acoustic report is not deemed necessary. Manufacturers specification for the elements of the extract system are included with the application.

## **6.0 POLICY CONSIDERATIONS**

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan, unless material considerations indicate otherwise.

- 6.2 The Development Plan for the area comprises:

LDF Core Strategy and Development Policies 2010

Core Policies

CS5 Managing the impact of growth and development

CS14 Promoting high Quality Places and Conserving Our Heritage

Development Policies

DP24 Securing High Quality Design

DP25 Conserving Camden's Heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and Vibration

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Bloomsbury conservation area character appraisal and management plan

PPS Planning for the historic environment

- 6.3 A full assessment of heritage matters in terms of statute and policy is contained within the Heritage Statement and therefore is not considered in detail in this planning statement.

6.4 **Principle of development**

6.5 The proposal is considered to be acceptable in principle.

6.6 This area dates from the postwar era and is considered to be of little architectural merit, thereby making little contribution to the special interest of the listed building. Due to the enclosed nature of the space and the covert installation of the extract system, the proposal will not affect the setting of the more historic area of the building, nor the Bloomsbury Conservation area.

6.7 **Impact upon amenity**

6.8 The nearest noise sensitive residential property is located at a distance of 25m to the east of the proposed position of the plant which is screened by a section of the Heals Building.

6.9 The nearest commercial properties are located at very close proximity and are part of the Heals Building, with offices occupying the upper floors.

6.10 The Heals Building has many items of plant located on the roof and within the internal courtyard. The host building and the surrounding office blocks in essence act as noise mitigation instruments against the already existent noise emissions generated by air conditioning units and air intake systems of these buildings.



Photo of the internal courtyard / service yard accessed through the undercroft leading down to basement level where there is provision for off street parking and cycle storage associated with the office building. The louvered flue outlet is to be located as indicated by the red arrow.

- 6.11 As the proposed extract system is to be internally implemented it is considered that the impact of this system will be negligible and seamless within the existing environment.
- 6.12 Notwithstanding, the ceiling of the kitchen / preparation area where the extract system is to be installed will be implemented with noise mitigation measures to ensure the first-floor office is not impacted.
- 6.13 The proposal is therefore not considered to have adverse impact on neighbouring amenity is in compliance with Development Plan and Local Policy.
- 6.14 The proposed development would preserve the character and appearance of the Conservation Area.

## **7.0 ACCESS**

- 7.1 There are no major alterations to the existing access arrangements of the property. The main access fronts Torrington Street with deliveries supplied from the rear courtyard with vehicular access through the undercroft off Torrington Street.
- 7.2 The courtyard will maintain existing waste and recycling storage and collection arrangements as per the previous use initiated by "Planet Organic".
- 7.3 The proposed development does necessitate parking provision as it is not applicable to this application. However, there is provision for off street parking and cycle storage associated with the office building located in the basement leading down from the service yard / courtyard.
- 7.4 There exist excellent public transport facilities in close proximity to the application site with underground and bus links.

## **8.0 CONCLUSION**

- 8.1 It is considered that the proposal will preserve the character and appearance of the listed building and the Bloomsbury Conservation Area.
- 8.2 The proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal, and planning permission should reasonably be granted.