

**TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)**

**PLANNING
&
HERITAGE STATEMENT**

Retention of ventilation extract duct, air-conditioning
units and associated alterations

76, SOUTHAMPTON ROW, LONDON, WC1B 4AR

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1 SITE & SURROUNDINGS

- 1.1 This planning application relates to the ground floor unit of the property which comprises a Gourmet Sushi restaurant. The site is not listed however is within the Bloomsbury Conservation Area.

2 RELEVANT PLANNING HISTORY

- 2.1 The following historical record on the site is relevant to this planning application:
- An application for full planning permission (planning ref. 2013/0273/P) was granted on 23.4.2013 for the '*Installation of a new timber shop front to front elevation, two air conditioning units and an extract duct at rear basement level in connection with existing use as a retail shop (Class A1)*'.

3 PROPOSAL

- 3.1 The proposal seeks (retrospective) planning consent for:
- Retention of ventilation extract duct, air-conditioning units and associated alterations

4 PLANNING POLICY & GUIDANCE

- 4.1 MCHLG National Planning Policy Framework (2023)
4.2 GLA London Plan (2021)
4.3 Camden Local Plan (2017)
4.4 Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Camden Local Plan (2017)

Policy A1 'Managing the impact of development' seeks to protect the amenity of existing and future occupiers from adverse impacts.

Policy A4 'Noise and vibration' states that '*We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity*'.

Policy CC1 'Climate change mitigation' supports the use of technologies that reduce carbon emissions and improve sustainability.

Policy CC2 'Adapting to climate change' encourages development to be adapted to extreme weather events, including heatwaves.

Policy D1 'Design' requires a high-quality design that preserves or enhances the local character.

5 PLANNING AND HERITAGE CONSIDERATIONS

IMPACT ON BLOOMSBURY CONSERVATION AREA

- 5.1 The development is in a location so that the visibility of the AC units is limited. They are not easily visible from the public domain and therefore do not have any substantive detrimental effect on the surrounding area nor on the Bloomsbury Conservation Area.
- 5.2 Given the location of the proposed development and, generally, the minor nature of the works, the development will preserve the character and appearance of the Conservation Area.
- 5.3 The proposal therefore complies with Policy D1 of the Camden Local Plan and supporting guidance outlined in the Bloomsbury Conservation Area Appraisal (2011).

IMPACT ON NEIGHBOURING AMENITY

- 5.4 The submitted Noise Impact Assessment concludes that there will be no noise implications for the nearest receptors providing the air conditioning units are fitted with the recommended acoustic enclosures.
- 5.5 The proposal will therefore not be harmful to neighbouring amenities. The proposal therefore complies with Policy A1 and A4 of the Camden Local Plan.

OTHER CONSIDERATIONS

- 5.6 The submitted Overheating Risk & Energy Assessment concludes that *'the inclusion of comfort cooling does not adversely affect energy use or therefore CO2 emissions. The extensive fit-out has vastly reduced the energy consumption as a whole and further adding weight for the inclusion of comfort cooling being permitted'*.
- 5.7 These findings align with Policies CC1 and CC2 of the Camden Local Plan, supporting climate change mitigation and adaptation measures.

6 CONCLUSION

- 6.1 The development is in keeping with the character and appearance of the host property and surroundings, as the units will barely be visible from the public domain.
- 6.2 The development protects the amenity of neighbouring occupants as the units are capable of avoiding harmful noise levels, as shown by the supporting Plant Noise Assessment (fitted with acoustic enclosures).
- 6.3 It is considered that given the fact that the units are obscured from the public domain, do not cause adverse effects to neighbouring amenities, and contribute to energy efficiency and health benefits, the development would be fully compliant with the relevant policies of the Camden Local Plan (2017) and supporting guidance.

6.4 The Council are respectfully requested to grant planning permission for the development.