

PLANNING STATEMENT

Discharge of Planning Conditions

Changes to the shopfront

Unit 1
1-11a Swain's Lane
London N6 6AG

December 2024
TIA-TR4-DOC-03

Camden Reference: 2024/0512/P

5. Details of the air circulation and filtration system, including cleaning schedule and/or maintenance contract for the ventilation system shall be submitted to the Council within one month of the date of this decision, and the occupation of the premises shall thereafter only be carried out in accordance with the details approved in writing by the Council, unless otherwise agreed in writing by the Council.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by smell, steam or other effluent in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

Our client, upon taking the lease, inherited the existing air ventilation system, consisting of air supply above the shopfront main entry (south-side of the shopfront), internal ducts throughout the shop with integral MVHR units, and return air above the second side of the shopfront (north-side of the shopfront) with an AC cassette fixed to the ceiling. The existing shop did not have a kitchen extraction of any kind.

During the shop refurbishment, we have kept the existing MVHR units as they are. We also kept most of the internal ducts, with air supply and return, at similar positions - above both main parts of the shopfront. The existing ducts were slightly realtered to cater for the new kitchen and shop layout, with a supply duct connected to the plenum above the shopfront door to the south and an extract duct connected to the plenum above the shopfront door to the north.

We have installed a new kitchen extraction system consisting of the kitchen hood above the primary kitchen food preparation area connected with new and separate ducting to the internal air recirculation unit: Reco-air, floor standing RA0.5 recirculation unit. It is essential to mention that the kitchen extraction is an internal system based on carbon filters and is entirely separate from the general air circulation within the shop.