

Application ref: 2023/5389/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 6 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

58-60 Southampton Row
London
WC1B 4AR

Proposal:

Installation of new shopfront and awnings and associated alterations and; plant at rear first floor level in association with the use of the basement and ground floor.

Drawing Nos: Site Location Plan 001 P1, Cover Letter 19/12/2023, Plant Noise Impact Assessment 22nd November 2023, RF91481 SK001A, 100 P1, 101 P2, 200 P1, 210 P1, 57001 P03, 57101 P05

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan 001 P1, Cover Letter 19/12/2023, Plant Noise Impact Assessment 22nd November 2023, RF91481 SK001A, 100 P1, 101 P2, 200 P1, 210 P1, 57001 P03, 57101 P05

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from the new air handling unit serving the restaurant kitchen at 58 Southampton Row in Camden with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 6 The installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet must be in accordance with the 'EMAQ+Control of Odour and Noise from Commercial Kitchen Exhaust Systems. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by cooking odour in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

1 Reasons for granting permission:

The subject site comprises a ten storied building, however this application relates to the basement and ground levels only. The site is not in a conservation area, however the Bloomsbury Conservation Area adjoins the site to the north and west and the Kingsway Conservation Area adjoins the site to the south. There are also a number of listed buildings within the surrounding area.

The proposal involves the installation of a new shopfront consisting of fabric awnings, aluminium bi-fold doors and a new entrance. The proposal also involves the installation of plant equipment at rear first floor level, including an external recirculating air handling unit. The proposal is in anticipation of the basement area being utilised as a kitchen and the ground floor being the main seating/guest area as a restaurant under Class E use.

Amendments have been made to the drawings following officer comments whereby the height and scale of the proposed awnings have been reduced. The awnings are now considered to be of an acceptable scale and design and would not dominate the elevation. The proposal would provide activation at street level to the building frontage which is welcomed. The building does not hold any specific heritage or design value. Overall, the proposed entrance and shopfront, in terms of materiality and design, is in keeping with the overall aesthetic of the site and surrounding area.

With regards to the changes to the shopfront, the scale and nature of proposed changes would ensure no harm is caused to neighbouring amenity in terms of loss of light, outlook or privacy. With respect to the proposed plant equipment, a noise impact assessment has been provided which has been reviewed by Council's Environmental Health Officer who is satisfied that the submitted acoustic submission meets Local Plan guidelines and is acceptable in environmental health terms. Conditions have been included around external noise level, anti-vibration isolators and control of odour and noise from commercial kitchen exhaust systems.

No objections have been received prior to coming to this decision. The site's planning history has been taken into account when making this decision.

An informative is attached reminding the applicant that any future signage will likely need separate advertisement consent.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2023.

2 Your proposals may be subject to control under the Building Regulations

and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer