

Application ref: 2024/5543/P
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Date: 31 January 2025

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Twist In Architecture
Unit A119
Riverside Business Centre
Andreja
London
SW18 4UH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**1 Sonny Heights West
Unit 1
Swain's Lane
London
N6 6AG**

Proposal:

Discharge of condition 5 (air circulation and filtration system) pursuant to planning permission 2024/0512/P granted on 27/09/2024, for Replacement of shopfront doors and shopfront alteration.

Drawing Nos: PL-A-1002 Rev B; Halton Service Agreement dated 29/07/2024; Reco-Air Technical brochure 2024 (recirculating kitchen extract); Reco-Air Accreditations and Approvals; Reco-Air Standard Unit Specification 2024 and Reco-Air Overview 2024

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

Informative(s):

- 1 Condition 5 of planning permission 2024/0512/P required that 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 the shopfront approval granted in September 2024, to ensure that the amenity of occupiers of the development site above and in surrounding premises are not adversely affected by smell,

steam or other effluent being emitted by the air circulation and filtration system.

Full details have been provided in the form of technical documents related to the Reco-air recirculation system and the existing MVHR units within the existing shop unit, a reflected ceiling plan showing the different systems and an elevation plan showing where these connect behind ventilation grilles approved in the shopfront application. In addition, a copy of the trade contract service agreement has also been provided to show that the Reco-air system is to be serviced annually.

The full impact of the development has been considered during the determination of the original application. As such, the details are in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017 and policies DC3 and CE1 of the Dartmouth Park Neighbourhood plan.

The Council's Environmental Health Pollution Team has assessed the details of the service agreement, technical information and the plans showing where the different systems connect to the outside of the property and are satisfied that the information provided meets all the requirements of the condition. As such the details can be discharged in accordance with the terms of the condition.

- 2 You are advised that all conditions relating to planning permission granted on 27/09/2024 - Ref: 2024/0512/P, 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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