Saloría		y <b>ty</b>
CHARTERED ARCHITECTS Unit 27, Cygnus Business Centre,	Dalmeyer Road, London, NW10 2XA	
22 May 2025		
Our Ref: 250503/KP/LV		Site Selection
Council's Ref: 2025/1695/P		Development and Planning
Camden Council Planning department 2nd Floor, 5 Pancras Square		Project Management
c/o Town Hall Judd Street	BY EMAIL Tel: XXXXXXX	Interior Design
London WC1H 9JE	m):XXXXXXXX) E-mail: planning@camden.gov.uk	Building Engineering
Dear Sirs		Material Sourcing
Re: 311 Finchley Road London NW3 6EH		Party Wall Matters
We have been engaged by the owner of 311 Fire regarding the application reference mentioned	inchley Road NW3 6EH flats above the proposed site d above.	Planning Appeals
The owner of residential flats would like to exp development as follows:	press his concerns and his objection to proposed	Established 1988
The application proposes the installation of a k NW3 6EH to the rear. The habitable windows t	kitchen extractor system at 311 Finchley Road, London to the rear of the premise	
1. Noise Impact Assessment		
1.1. The submitted Noise Impact Assessme extractor system is 10 dB below back	ent (NIA) concludes that the noise rating level of the ground levels (34 dB vs. 44 dB), implying low impact.	
1.2. However, several aspects undermine The nearest habitable window is only	the reliability of this conclusion. Proximity of Receptors: 2 metres from the extraction outlet.	
1.3. It projects based on the calculation ex not account for the distance attenuat when restaurant would be functional	xercise assuming window partially closed. Which does ion when the window is kept open during daytime and . This is unreasonable in warmer months and	

1.4. As referred in point 5.6 the highest value of 44db(A) to be considered externally at 1m from the receiving residential window, considering the distance of 2m it would reduce by 6dB(A), hence the noise levels at the window in open position considering worst case scenario would be 38dB(A) which would exceed BS8233:2014 range of 35 dB(A). In addition, it would not be less than 10dB(A) below recorded background levels.

undermines the credibility of comfort level projections.

The report's conclusions depend heavily on the proper installation and performance of specific acoustic attenuators and anti-vibration mounts. We believe without the worst-case scenario calculations It would not be reliable to base the decision on provided calculations for noise impact.

2. Odour Risk and Control Assessment

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Although the council does not dispute the current of the premise but the intensification of the use through restaurant use will lead to increased footfall and longer stay of customers on the premise to consume food, which will affect the traffic conditions. Additionally, there has been history of improper waste management at the site for Café use. Hence, we request to assess the proposal for the potential increased negative impact due to traffic and waste dumping.

The proposed plans do not show restaurant layout it remains unclear if this will facilitate the unauthorised use as a takeaway which is Sui generis and not Use class E. Hence, we kindly request case officer to re-assess the application and take these possibilities into consideration to prevent any unauthorised change of use.

I strongly urge the Council to reassess this planning application 2025/1695/P as the application is for extractor system and information provided should be precise and to refuse this application. At a minimum, the Council must not approve the application without relevant conditions ensuring Installation and verification of all mitigation (e.g., specific attenuators, ESP, ozone system), maintenance and monitoring regime, post-installation odour and noise audits by independent professionals.

Yours sincerely,

Lalji Vekaria RIBA FMRSH FRSA For Saloria Architects Ltd

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