

Mr Douglas Stewart
153 Andrews House
London
EC2Y4BA

Application Ref: **2013/2254/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

5 August 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
13 Neal's Yard
London
WC2H 9DP

Proposal:

Retrospective permission for the installation of a new twin walled extraction duct on the rear elevation within the existing lightwell in connection with existing restaurant use (Class A3)

Drawing Nos: Site Location Plan (Ref: OS); 01A; drawing entitled rear elevation extract duct; Design and Access Statement by Douglas Stewart dated February 2013 (revised April 2013); Acoustic Assessment dated May 2013 (Ref: 130405-0018); Photographs by Douglas Stewart dated April 2012

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

Condition(s) and Reason(s):

- 1 The equipment hereby approved shall be permanently retained and maintained in accordance with the manufacturers' recommendations.



Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26,(Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 2 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 3 An automatic time clock shall be fitted to the equipment/machinery hereby approved, to ensure that the plant/equipment hereby approved does not operate outside of 08:00 hours to 24:00 hours on Mondays to Fridays and 08:00 hours to 24:00 hours on Saturdays, Sundays or Bank Holidays. The timer equipment shall be properly maintained and retained permanently thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS7 (Promoting Camden's centres and shops) of the London Borough of Camden Local Development Framework Core Strategy and policies DP12 (Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:- 01A; drawing entitled rear elevation extract duct; Design and Access Statement by Douglas Stewart dated February 2013 (revised April 2013); Acoustic Assessment dated May 2013 (Ref: 130405-0018); Photographs by Douglas Stewart dated April 2012

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

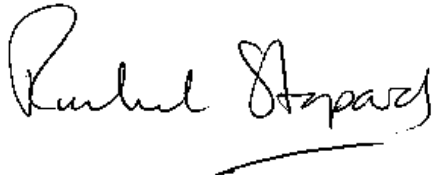
Informative(s):

- 1 Your attention is drawn to the need for compliance with the requirements of the Environmental Health regulations, Compliance and Enforcement team, [Regulatory Services] Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Rachel Stopard
Director of Culture & Environment

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