

# Firstplan

**PLANNING AND LISTED BUILDING  
CONSENT APPLICATIONS FOR  
INSTALLATION OF NEW EXTRACT  
DUCTING TO THE ROOF OF**

**THE BRUNSWICK CENTRE, LONDON  
WC1N 1AE**

**PLANNING, DESIGN  
AND ACCESS  
STATEMENT AND  
HERITAGE IMPACT  
ASSESSMENT**



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## SECTION 1: INTRODUCTION

- 1.1 This Statement has been prepared in support of combined planning and listed building applications submitted on behalf of Gourmet Burger Kitchen (GBK) in relation to the installation of new extract ducting to the roof of the Brunswick Centre.
- 1.2 The new ducting will be installed to provide a new, more efficient extract system to continue to serve the requirements of the existing GBK restaurant which occupies Units 44-46 of the Brunswick Centre. The ducting will be fitted to the side of the existing tower running out of the roof of the western side of the centre, meaning that the existing louvre - which is difficult to clean and maintain - will no longer be used for extraction.
- 1.3 Background information, including a site description and summary of relevant planning history, is set out at Section 2. Section 3 describes the application proposals in detail, whilst Section 4 summarises relevant planning policies. Planning and heritage impact matters are assessed in the context of these policies at Section 5. Design and access implications are discussed in Section 6, with conclusions drawn at Section 7.



## SECTION 2: BACKGROUND INFORMATION

### a) Site Description

- 2.1 The Brunswick Centre is a Grade II listed, mixed-use residential and shopping development built in the 1960s and located in the Bloomsbury / Russell Square area a short distance to the south of King's Cross Station in Central London. It is bounded to the east by Brunswick Square, and to the west by Marchmont Street. Russell Square London Underground Station - served by the Piccadilly Line - lies immediately opposite the south-western corner of the centre. The core commercial/shopping area fronts on to a central strip running through the centre, the primary access to which comes from the southern end, off Bernard Street. At roof level, the Centre includes regularly spaced lift-shafts, staircases and ventilator towers, projecting above the roof in pairs.
- 2.2 The GBK restaurant occupies units 44-46 of the centre, located on its western side. The extract system serving the restaurant runs out of the GBK premises internally within the building, discharging at high level from one of the two central towers on the western part of the Brunswick, overlooking Marchmont Street. Discharge is currently through the existing louvre on the side of the tower. Photographs of the site and surrounding area are attached at **Appendix 1**.



## SECTION 3: APPLICATION PROPOSALS

- 3.1 This application proposes the installation of new ducting to the roof of the Brunswick Centre, London, to provide a new, more efficient and manageable point of discharge for kitchen extract from the existing Gourmet Burger Kitchen restaurant operating from Units 44 - 46.
- 3.2 The existing extract system serving the restaurant runs internally through the building, before discharging at high level through an external louvre on the side of one of the central towers above roof level on the western side of the centre. This is shown in the photographs at Appendix 1 of this report. This existing louvre is difficult to maintain, and results in carbon and grease build-up both on the louvre itself and on the surrounding stonework. This requires expensive specialist equipment and access for remediation and cleaning.
- 3.3 The applicant has discussed this matter with both Camden Council and the owners of the Brunswick Centre. In order to address this issue, it is now proposed to install new extract ducting to run out of the tower and replace the louvre as the final point of discharge for kitchen extract from the restaurant. This will also facilitate the removal of the existing spiral staircase. A new 'cat' ladder will be provided and the existing aerial mast will be relocated. The changes to the extract system relate solely to the point of discharge at roof level; the extract fan will remain internally within the building and, as such, the application proposals will not result in any changes to the noise conditions in the surrounding area.
- 3.4 The proposals are detailed on the supporting application drawings.



## SECTION 4: PLANNING POLICY

4.1 The application site falls within the London Borough of Camden, where the statutory development plan is comprised of the Camden Core Strategy and Development Policies DPDs (both adopted 2010). The Camden Proposals Map identifies the site as falling within the Central London Area and the Bloomsbury Conservation Area. It also falls within a dedicated Neighbourhood Centre. Relevant planning policies are detailed below.

a) **Core Strategy DPD**

4.2 This document provides general guidance and sets out the overall strategy for the management of development in Camden. **Policy CS3** promotes appropriate development in highly accessible areas, including Central London.

4.3 **Policy CS5** relates to the management of growth and development, and specifically explains that Camden will protect the amenity of its residents and those working in and visiting the borough, specifically by making sure that the impact of developments on their occupiers and neighbours is fully considered, and requiring mitigation measures where necessary.

4.4 **Policy CS7** explains that the Council will promote successful and vibrant centres throughout the Borough to serve the needs of residents, workers and visitors. This will be achieved in a number of ways including, of relevance, by:

- seeking to protect and enhance the role and unique character of each of Camden's centres, ensuring that new development is of an appropriate scale and character for the centre in which it is located;
- providing for, and maintaining, a range of shops, services, food, drink and entertainment and other suitable uses to provide variety, vibrancy and choice;
- making sure that food, drink and entertainment uses do not have a harmful impact on residents and the local area.

4.5 **Policy CS14** promotes high quality places and specifically seeks to conserve Camden's heritage. Of particular relevance, this includes preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation



areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens.

**b) Development Policies DPD**

4.6 This document provides more specific guidelines for the control of development in Camden.

4.7 **Policy DP12** explains that the Council will ensure that the development of shopping, services, food, drink, entertainment and other town centre uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours. It specifically notes that in order to manage potential harm to the amenity of the local area, the Council will, in appropriate cases, use planning conditions and obligations to address issues, including - of relevance to this application - noise, vibration, fumes and the siting of plant and machinery.

4.8 **Policy DP24** relates to design in general and explains that the Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider certain criteria. Of relevance to this application, this includes:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the quality of materials to be used;
- the appropriate location for building services equipment.

4.9 **Policy DP25** relates to the conservation of Camden’s heritage. This explains that in order to maintain the character of Camden’s conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications with conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;





- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the area;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

4.10 In addition the policy notes that in order to preserve or enhance the Borough's listed buildings, the Council will:

- prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building, and;
- not permit development that it considers would cause harm to the setting of a listed building.

4.11 **Policy DP26** relates to the impact of development on occupiers and neighbours. It explains that the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Of particular relevance to this application, it highlights that factors for consideration will include overshadowing and outlook, noise and vibration levels, and odour, fumes and dust.

4.12 **Policy DP28** relates to noise and vibration and specifically explains that the Council will only grant permission for plant or machinery if it can be operated without causing harm to amenity and does not exceed Camden's noise thresholds.



## SECTION 5: PLANNING AND HERITAGE IMPACT ASSESSMENT

- 5.1 This Statement has been prepared in support of concurrent planning and listed building consent applications, which seek permission for the installation of a single kitchen extract duct to one of the central ventilator towers on the western side of the Brunswick Centre.
- 5.2 The proposed duct has been designed to fit neatly to the side of the existing tower, providing an unobtrusive addition which will not have any significant impact on the appearance of the building. It will provide a more practical and efficient point of discharge for the kitchen extract system serving the existing Gourmet Burger Kitchen restaurant located within Units 44-46. The tower is one of many around the building, specifically designed for functional purposes to provide ventilation support for the wider building. There is an installation of a similar size and in the same location on the adjacent tower, and it is therefore considered to be an entirely appropriate location for the provision of an extract duct of this nature, and will ensure the character, appearance and special interest of the listed building is not harmed. As such, it is considered that the proposals comply with Camden Policies DP24 and DP25.
- 5.3 The extract system currently discharges through the existing louvre on the tower. This existing arrangement results in the build-up of grease and carbon both on the louvre and on the surrounding stonework, which necessitates a costly and difficult cleaning and maintenance process. Accordingly, the installation of the proposed new extract duct will result in a significant improvement to the building, removing these issues, helping to protect the fabric of the building and providing a more modern and easily maintainable route of extraction at roof level. Access arrangements will also be improved as a result of the proposals. It is therefore considered that the works will benefit the listed building.
- 5.4 The proposals do not involve any relocation of the extract fan, which will remain internally within the building. As such, there will be no impact on the surrounding area in noise terms. Accordingly, it is our view that the proposals will not have any detrimental impact on the amenity of the area. Indeed, it is considered that the proposals will benefit the area by preventing any issues arising from the build-up of grease and carbon resulting from the existing system.



5.5 Furthermore, by improving the extract arrangements, the application proposals will help to support the continued viability of this existing, well-established national restaurant operator located within one of Camden's designated, Central London centres, where such uses are encouraged. It is therefore considered that the application proposals are fully acceptable in both planning and heritage terms.



## SECTION 6: DESIGN AND ACCESS STATEMENT

### a) Use

6.1 The application proposals relate solely to the provision of a new external extract duct at roof level of the Brunswick Centre. No change of use is proposed. The new duct will serve the existing Class A3 Gourmet Burger Kitchen restaurant which occupies Units 44-46 of the Brunswick.

### b) Scale and Amount

6.2 The proposed duct will be modest in size and will be fitted neatly to the side of the tower at roof level, appearing clearly as a subtle and modest addition to the tower. It will be a clearly subordinate addition to the tower, and will not alter the overall scale of the building. It is entirely appropriate in terms of size, and will provide the requisite discharge point to serve the GBK restaurant.

### c) Layout and Appearance

6.3 The proposed duct will be fitted neatly to the side of one of the existing roof level towers located centrally on the western side of the Brunswick Centre. It will be accessed via a new ladder which will replace the larger existing spiral staircase. The towers are functional in design and the extract duct will not project any higher than the existing tower. It is considered that it will provide an appropriate and subtle addition which will not have any detrimental impact on the overall appearance of the building.

### d) Landscaping

6.4 The application proposals will not have any impact on landscaping.

### e) Access

6.5 As set out above, access for maintenance and cleaning will be provided via the new 'cat' ladder.



## SECTION 7: CONCLUSIONS

- 7.1 This Statement is submitted in support of associated and concurrent planning and listed building applications which are submitted on behalf of Gourmet Burger Kitchen. Permission is sought solely for the installation of ductwork to one of the central ventilation towers on the western side of the Brunswick Centre, along with associated minor alterations to access arrangements adjacent to the tower.
- 7.2 The application proposals are minor in nature and will improve the existing extract system serving the restaurant, providing a more efficient and easily maintainable discharge point at roof level. This will remove existing issues relating to the build-up of carbon and grease on the existing louvre, therefore helping to protect, preserve and enhance the listed building. It is considered to be entirely acceptable in design terms, will not have any detrimental impact on the amenity of the area, and will support the continued operation of this established, reputable national restaurant chain from the Brunswick Centre.
- 7.3 In light of the above, it is clear that the proposals are acceptable and comply with all of the Council's relevant adopted planning policies, and we therefore respectfully request that planning consent is granted.



## **APPENDIX 1**



**ABOVE:** The towers on the roof of the Brunswick Centre. These application relate to the tower on the left. The tower on the right already includes a similar installation.

**BELOW:** The louvre on the side of the tower from which the GBK currently extracts. This suffers from grease and carbon build-up and is costly and difficult to clean/maintain.







**ABOVE:** The towers projecting above the Brunswick.