

CONSULTATION SUMMARY

Case reference number

2015/0852/P

Case Officer:

Aysegul Olcar-Chamberlin

Application Address:

21-22 Chalk Farm Road

London

NW1 8AG

Proposal

Removal of condition 4 (which prohibits primary cooking on site) of planning permission 2013/7712/P, dated 19/05/2014, (for change of use of the basement and ground floor from Class A1 to Class A3.)

Representations

Consultations:	No. notified	9	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0
Summary of representations <i>(Officer response(s) in italics)</i>	<p>The owner/occupier of No 3 Harley Street has objected to the application on the following grounds:</p> <ul style="list-style-type: none">• Another restaurant will add no value as there are many restaurants along the street.• The proposal could cause noise and smell pollution.• Another extractor will degrade the view further. <p>Officer's Response:</p> <p>This application does not seek for a change of use as the application premises have been authorised to be operated as a restaurant.</p>					

Permission was granted on 11/05/2015 for the planning application (ref: 2015/0888/P) for kitchen extract ducting to the rear of the host building. It is considered that the approved extract ducting would manage cooking smell pollution without causing noise nuisance to the neighbours. A condition was attached to the decision notice of this application to ensure installation of the extract ducting before any primary cooking taking place in the premises.

It is noted that the proposed ducting would have some impact on the appearance of this terrace and the streetscenes but this would not be too significant. The proposed ducting would not be out of character as the rear of this terrace has a utilitarian appearance and there are other ducting in the immediate surrounding area.

Recommendation:-

Grant planning permission