

Mr. Paul Galgey
Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Application Ref: **2015/0888/P**
Please ask for: **Aysegul Olcar-Chamberlin**
Telephone: 020 7974 **6374**

15 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21-22 Chalk Farm Road
London
NW1 8AG

Proposal: Installation of kitchen extract duct to rear.

Drawing Nos: PP1 (Site Location Plan); PP-001 (Existing Floor Plans); PP-002 (Existing Rear Elevation); PP-101 (Proposed Floor Plans); PP-102 (Proposed Rear Elevation); PP-103 (Proposed Section A-A); Noise Report by Sharps Redmore Acoustic Consultants dated 9th February 2015; and Planning Statement by Planning Potential dated February 2015.

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: PP1 (Site Location Plan); PP-001 (Existing Floor Plans); PP-002 (Existing Rear Elevation); PP-101 (Proposed Floor Plans); PP-102 (Proposed Rear Elevation); PP-103 (Proposed Section A-A); Noise Report by Sharps Redmore Acoustic Consultants dated 9th February 2015; and Planning Statement by Planning Potential dated February 2015.

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

- 4 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.

Informative(s):

- 1 Reasons for granting permission.

The existing A3 use on basement and ground floor levels was approved on 19/05/2014 on the condition that there would be no primary cooking process (see condition 4 of planning permission ref: 2013/7712/P). The reason for this application is to carry out primary cooking on the premises.

Since the application was originally submitted the applicant proposed changes to include relocation of the kitchen from ground floor to basement level which meant extending the ducting from basement level to above roof level. As a result a second round of consultation was carried out.

The submitted noise report is considered to be in accordance with policy DP28. According to the noise report the proposed kitchen extract system would be fitted with an AR SILEO 500E4 Fan which would be housed internally and isolated from the rest of the proposed ductwork. On that basis the noise report confirms that the proposed ducting could be operated without causing nuisance to the nearest residential properties which are located at 1st and 2nd floor level above the restaurant. The proposed ducting due to its size and location would also not significantly harm the residential amenity in terms of loss of light and outlook. Although the proposed ducting would have some impact on the appearance of the host building and the streetscene it would be located at the rear. The rears of the rest of the properties in the same terrace have a utilitarian appearance and the proposed ducting would not be out of character. The proposed ducting in terms of its design is considered to be acceptable.

No objections have been received and the site planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CS5, CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, 4.7, 7.6, of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 23 and 56 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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. Failure of this may result in more onerous work required by the Local Authority under the Environmental Act 1990 Part III.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment