

Mr. Camilo Diaz  
Camilo Diaz Makers  
Unit 2  
Alston Works  
Falkland Road  
London  
EN5 4EL

Application Ref: **2015/1905/P**  
Please ask for: **Tendai Mutasa**  
Telephone: 020 7974 **2353**

3 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Mota Bakery**  
**8 Ferdinand Street**  
**London**  
**NW1 8EY**

Proposal:  
Installation of external rear extract duct.  
Drawing Nos: Site location plan, A100e, A100p, A101e, A101p, A202B-1403, A202e-1403, A202p-1403, A203e, A203p-1403, A204e-1403, A204p-1403, A205e-1403, A205p-1403, Design and Access Statement, Extraction system specification, Structural Engineers report, Acoustic report No NVE2718-1 by NVE dated 28 April 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: Site location plan, A100e, A100p, A101e, A101p, A202b-1403, A202e-1403, A202p-1403, A203e, A203p-1403, A204e-1403, A204p-1403, A205e-1403, A205p-1403, Design and Access Statement, Extraction system specification, Structural Engineers report, Acoustic report No NVE2718-1 by NVE dated 28 April 2015.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with the installation operating at maximum capacity.

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 proposed ventilation and extraction equipment would be incorporated in a sympathetic manner to the host building. This will be fitted to the rear of the property terminating at a suitably high level above neighbouring residential windows. The proposed duct would only be visible from upper floor windows and very minimal from the main public realm due its location and proximity to the neighbouring buildings. Overall it is considered that, by virtue of its siting the ducting would not harm the setting of the host, neighbouring buildings and the surrounding area. Further details of the ducting would be secured by condition.

The application is accompanied by an acoustic report which demonstrates that the proposal will comply with Camden's Noise standards. In terms of residential amenity the Council's Environmental Health Officer is satisfied that the proposal is acceptable and that would not harm local amenities with respect to noise or smells. Eighteen neighbours were consulted and one objection was received regarding potential smell, this has been addressed by the environmental health officer and in a separate consultation report. The property is not within a conservation area and nor is the building listed. The site history has been taken into account in making this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 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.

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



Ed Watson  
Director of Culture & Environment