

Mr Emanuele Falsanisi  
EFA  
Flat 27 Leys Court  
BRIXTON ROAD  
London  
SW9 7RA

Application Ref: **2015/4836/P**  
Please ask for: **Fergus Freeney**  
Telephone: 020 7974 **3366**

21 December 2015

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Variation or Removal of Condition(s) Granted

Address:  
**124 Clerkenwell Road**  
**London**  
**EC1R 5DJ**

Proposal:  
Removal of condition 6 (no primary cooking on site) of application dated 04/03/2015 (ref: 2014/2999/P) for change of use from office to a Hotel (Use Class C1).  
Drawing Nos: 001-800L A; Cover letter (dated 22/08/2015); Planning Compliance Report (dated 22/05/2015)

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

Condition(s) and Reason(s):

- 1 No primary cooking shall take place until an extraction flue and associated plant has been fully installed on site in accordance with the details approved under planning permission 2015/4875/P.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and



policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies

Informative(s):

- 1 Planning permission was granted for the change of use from B1a (Office) to C1 (Hotel) on 04/03/2015 (planning ref: 2014/2999/P). Condition 6 of this planning permission prevented any primary cooking on the premises (meaning the application of heat to raw or fresh food in order to cook the food). The condition was added to the original permission as no details of extract equipment were provided at the time of the determination of the application. Primary cooking processes carried out without using an adequate kitchen extract system could cause harm to the amenities of the neighbouring properties. This could only be mitigated by using an adequate kitchen extract system. To ensure this another planning application for a kitchen extract duct and associated plant at the rear of the host building was submitted (ref: 2015/4875/P) and was granted permission on 21/12/2015. The information submitted with this planning application was considered to be adequate to demonstrate that proposed kitchen extract system would be appropriate to manage the cooking fumes and mitigate against the noise nuisance and was acceptable in terms of its impact on the host building and setting of the neighbouring Grade II Listed Church building. As such the removal of condition 6 of planning permission 2013/7712/P is considered acceptable.

It is considered that primary cooking within a hotel is acceptable. A hotel restaurant would exist at basement level, however it would be accessed through the hotel lobby and would have no external entrances or separate signage. It is therefore considered to be an ancillary hotel use aimed predominantly at guests, as is common in most hotels of this size/nature.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of the consultation.

As such, policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP12 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15 and 4.7 of the London Plan March 2015, consolidated with alterations since 2011 and paragraph 23 of the National Planning Policy Framework.

- 2 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.
- 3 You are advised that this decision relates only to the removal of condition 6 and shall only be read in the context of the substantive permission granted on 04/03/2015 under reference number 2014/2999/P and is bound by all the

conditions and obligations attached to that permission

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', written in a cursive style.

Ed Watson  
Director of Culture & Environment