

GAIL'S
ARTISAN  BAKERY

PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

216 West End Lane (LB Camden)

Installation of Domestic Steam Extract,
Double Air Conditioning Unit and Remote
Refrigeration Unit



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Planning Statement

15/2880

1. INTRODUCTION

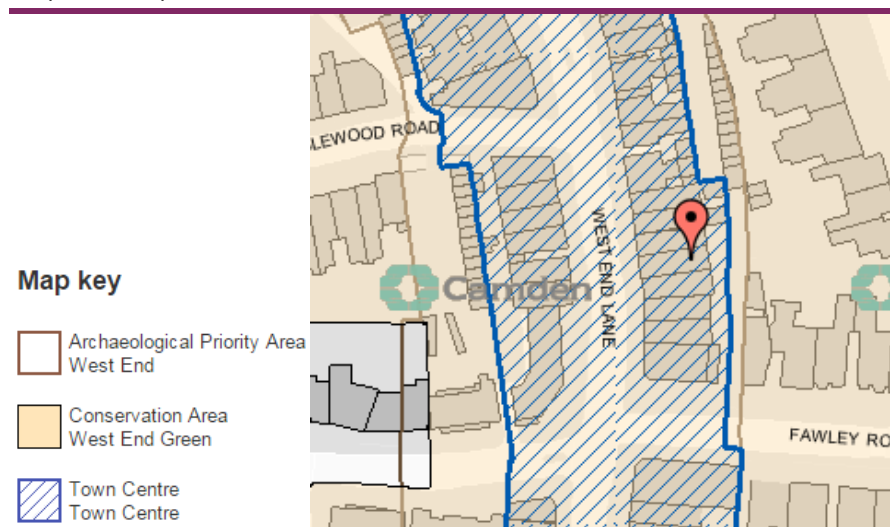
- 1.1. This Planning, Design and Access Statement is written on behalf of our client, Gail's Ltd. (hereafter referred to as Gail's), in respect of proposals at the ground floor premises at 216 West End Lane, London.
- 1.2. The planning application seeks permission for the installation of a domestic steam extract, double air conditioning unit and remote refrigeration unit to the rear of the property.
- 1.3. The proposals are intended to facilitate the operation of Gail's, an artisan bakery, from the premises. Gail's operate as a bakery under Use Class A1.
- 1.4. The proposals are submitted alongside two additional applications which seek permission for the installation of shopfront alterations (with associated advertisement consent), and minor rear alterations.
- 1.5. The proposals seek to find satisfactory solutions to the need for plant to enable to unit to operate to modern standards. These solutions have been designed to be discreet and not detract from the character of the conservation area or have an adverse impact on residential amenity.
- 1.6. Overall the proposals are considered to comply with relevant planning policy and it is requested that planning permission is granted accordingly.

The proposals are intended to facilitate the operation of Gail's, an artisan bakery, from the premises. Gail's operate as a bakery under Use Class A1.

2. SITE CONTEXT

- 2.1. The application site comprises a four storey building with a high hipped roof behind a parapet and pediment. Class A1 retail is located on the ground floor with residential use above. The rear of the unit has an alleyway leading to the rear yards of the properties. The ground floor was previously operated by 'Marie Curie', a charity shop. Access to the residential floors is via the rear of the property.
- 2.2. The unit forms part of a parade of shops within the Core Frontage of the West Hampstead centre. The host building, is attractive with decorative features such as pediments to the heads of the windows and at parapet level. This is designed in sympathy with the remainder of the estate, with similar detailing found elsewhere in the conservation area. The unit is located between a pizza restaurant and another charity shop 'Scope'.
- 2.3. The application site is within the West End Green conservation area. West End lane is characterised by mansion blocks and flats. The conservation area appraisal states that 208-252 West End Lane make a positive contribution to the conservation area. The application site is included within these addresses.
- 2.4. The building is neither Listed nor Locally Listed. It is also not an Asset of Community Value.
- 2.5. The parade comprises of a mix of A1, A2, A3 and A4 units at ground floor, typical of town centres.

Proposals Map with Site Identified



Source: LB Camden

- 2.6. The image below shows the rear of the unit.

Image of the Rear



Source: Planning Potential

Planning History

2.7. There is no relevant history in relation to this application.

3. DESIGN

3.1. The application proposals are required to be assessed against the London Borough of Camden Council's adopted Core Strategy (2010) and Development Management Policies (2010). The proposals are also required to be assessed against the London Plan (March 2015) and National Planning Policy Framework (2012). A summary of the relevant policies are contained at **Appendix 1**.

Air Conditioning Units and Refrigeration Condenser

3.2. The proposals seek to install a double air conditioning unit and a refrigeration condenser. The proposed new units are of a very high specification and will therefore operate very efficiently with minimal noise disturbance. Air conditioning specification details are provided at **Appendix 2**.

3.3. The single unit will be located at low level, away from residential windows and will neither have a visual or environmental impact on the conservation area or the neighbouring residential properties.

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Domestic Steam Extract

3.4. The proposals seek to install a domestic steam extract in order to deal with any excess steam that the proofing ovens within the unit do not capture. No smells will be expelled from the extract, only steam.

3.5. The extract is proposed to run up the rear elevation, via the existing chimney, terminating above the existing roof line.

3.6. The extract has been located to the rear within a cove in the building line to ensure that it does not cause harm to the appearance of the conservation area. It will terminate above roof level to ensure that residents do not experience adverse environmental impacts.

3.7. The proposals have been designed to be as discreet as possible and it is therefore considered that they comply with the Development Policies (2010) **Policy DP24 Securing high quality design**, **Policy DP25 Conserving Camden's Heritage**, **Policy DP26 Managing the Impact of Development on Occupiers and Neighbours** and **Policy DP28 Noise and Vibration**, and **CPG6 Amenity**.

3.8. In summary, the extract and other plant installations are in proportion with the use of the unit and will facilitate the use as a bakery. Alternative locations for the extract have been assessed however it is considered that the proposed locations for the equipment are the best possible in order to minimise the impact of the proposals on residential amenity. For a commercial bakery, a domestic steam extract is adequate to deal with the excess that is not captured by a conventional proofing ovens used on site. The extract will therefore not operate at a high degree. The proposed extract will have a significantly lesser impact than that of a commercial kitchen extract and there will be no adverse impact in terms of noise generation.

3.9. The proposals will not cause harm to the West End Green conservation area.

4. ACCESS

4.1. There will be no impact on access.