

VIA PLANNING PORTAL ONLY

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9th March 2016

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990.

**PLANNING APPLICATION FOR INSTALLATION OF REPLACEMENT AND
NEW MECHANICAL PLANT AT 171 CAMDEN HIGH STREET, LONDON, NW1
7JY**

We are applying for planning permission on behalf of our client Ruth and Robinson Limited for replacement and new mechanical plant at the above address and as shown on the enclosed Site Location Plan, in connection with the operation of the site as a drinking establishment (Use Class A4). We provide further details on the proposals and background on the site below and enclose the following documentation for your consideration:

- Completed planning application form;
- Existing Location Plan. Ref – 133-00-000;
- Existing Site Plan. Ref – 133-00-001;
- Existing Side Elevation. Ref – 133-00-300 Rev A;
- Existing Front and Rear Elevations. Ref – 133-00-301 Rev A;
- Existing Basement Plan. Ref – 133-00-100;
- Existing Ground Floor Plan. Ref – 133-00-101;
- Existing First Floor Plan. Ref – 133-00-102;
- Existing Second Floor Plan. Ref – 133-00-103 Rev A;
- Existing Third Floor Plan. Ref -133-00-104 Rev A;

- Proposed Side Elevations. Ref – 133-02-300 Rev E;
- Proposed Front and Rear Elevations. Ref – 133-02-301 Rev E;
- Proposed Basement Plan. Ref – 133-03-100 Rev E;
- Proposed Ground Floor Plan. Ref – 133-03-101 Rev F;
- Proposed First Floor Plan. Ref – 133-03-102 Rev E;
- Proposed Second Floor Plan. Ref – 133-03-103 Rev E;
- Proposed Third Floor Plan. Ref – 133-03-104 Rev E;
- Schedule of Mechanical Plan;
- Plant Noise Assessment prepared by RBA Acoustics;
- Completed CIL Form; and
- The planning application fee of £385 has been paid online.

THE SITE

The site comprises a three storey terraced building (including a basement) located on Camden High Street which has been used as a pub since the 19th Century. The previously occupier vacated the building in April 2015 and the building is currently vacant and boarded up.

The property is within Camden Town Centre and the Camden Town Conservation Area, where it is noted for its positive contribution to the locality. The surrounding area is mixed use in character with employment, leisure, and other food and drink uses in close proximity. The site has excellent accessibility and is within easy walking distance of Camden Town tube station and numerous bus routes.

PROPOSALS

This application seeks planning permission for new and replacement mechanical plant in connection with the use of the property as a drinking establishment (Use Class A4). All of the existing mechanical plant and ventilation equipment, along with the extract duct installed on the first floor flat roof will be removed and replaced with a new flat roof with planters. This part of the roof will not be accessible to members of the public with the exception of members of staff who will look after the planting. On the third floor roof, the existing plant will be retained and replaced where necessary, and additional mechanical plant and ventilation equipment will be installed, along with a new extract duct. This is shown on drawing reference 133-03-104 Rev E and should be read alongside the enclosed Schedule of Plant.

The plant on the third floor roof includes an extract duct with a fan and attenuators, which will be installed either side of the fan to reduce noise outbreak. The extract duct will turn at an angle of 90 degrees to face upwards and will have a high velocity jet which will disperse any cooking odours at a high level. There will also be various air conditioning condensers installed on the third floor roof.

In addition to the roof top plant, the proposals also incorporate various louvres mounted into the side elevations to provide extract to the toilets and general pub space. These will be powder coated to match the existing brickwork.

POLICY

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. The development plan in Camden comprises the London Plan 2015, consolidated with alterations since 2011, Camden's Core Strategy (November 2010), Camden's Development Policies (November 2010) and Camden's Supplementary Planning CPG1 Design and CPG6 Amenity, and the Camden Town Conservation Area Appraisal and Management Strategy 2007.

Consideration has also been given to the National Planning Policy Framework, which highlights a presumption in favour of sustainable development. The most relevant policies for the proposal are set out below.

Camden Core Strategy

Policy CS14 (Promoting high quality places and conserving our heritage) aims to secure the highest standards of design that respect local context and character and which preserve and enhance Camden's rich and diverse heritage assets.

Camden Development Policies

Policy DP24 (Securing high quality design) requires all developments to be of the highest standards, taking into account character, setting and context.

Policy DP25 (Conserving Camden's heritage) states that the Council will only permit development within Conservation Areas that preserves and enhances the character and appearance of the area.

JUSTIFICATION

The existing plant on the first floor roof is unsightly and inefficient. The removal of the existing plant and extract duct from the first floor roof terrace represents a significant improvement to the visual appearance of the rear of the property, which will be further enhanced with new planters.

The pub requires various pieces of new and replacement plant and extract equipment to provide adequate ventilation and extraction. It is proposed that all new plant is installed on the third floor roof terrace.

The new extract duct will incorporate a Swedish type cowl which will jet the extract air at a very high velocity to a height of between two and three metres above the top of the extract. The extract will not be visible from Camden High Street and is not considered to cause any impact on the Conservation Area. Noise levels from the extract will not exceed background noise levels and all equipment will be mounted on anti-vibration mounts with appropriate attenuation.

A number of small extract louvres will be installed within the side of the building. These will be powder coated to match the existing brickwork.

The proposals for the plant have been carefully thought out and designed in order to minimise any impact on surrounding uses and to ensure that there is minimal visual impact on the site's location within Camden Town Conservation Area and are in accordance with Core Strategy Policy CS14 and Development Policies DP24 and DP25.

Overall, the proposals are considered to significantly improve the appearance of the building, compared to the existing arrangement and will ensure that the use of the site can continue in line with current environmental regulations.

We look forward to discussing the application with you. If you require any further information then please do not hesitate to contact Catherine Stephens on 0207 832 0258.

Yours faithfully

A handwritten signature in black ink, appearing to read 'CgMs', written in a cursive style.

CgMs Consulting
For and on behalf of Ruth and Robinson Limited