

2015/3268/P	21 Swain's Lane	Installation of a steam extract to rear outbuilding roof level and addition of a louvre door to existing outbuilding in connection with retail unit (Class A1).	Matthias Gentet
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Object due to inaccurate information

This application continues an application of Jun-15 which was not validated until Dec-15 but which during a site visit in Feb-16 was identified by the Council Officer as being inaccurate and who required the application to be amended to reflect the actual work. This application purports to present the 'As Built' condition, it doesn't. Furthermore the accompanying Acoustic Report refers to a model of fan not indicated on the drawings nor in the Design & Access Statement (DAS) and another fan is omitted in total.

The application contains inaccuracies and as such should be refused.

HOWEVER

Although the Gail's operation has been assessed as Class A1, a significant amount of cooked / reheated food is served and as such the systems described in this application are essential to minimise the impact of the operation of this shop on the neighbours and satisfy Camden policies DP26 (Managing the Impact of the Development on Occupiers & Neighbours) & CPG6 (Amenity).

A revised application accurately detailing the equipment with the relevant acoustic assessments, details of how & when the equipment is to be operated and maintained should be sought.

The termination point of the ducting from the hood should also be relocated to within the AC room to eliminate the unwelcomed visual impact of this exhaust.

1. Inaccuracies

The covering letter (NH/15-2507 dated 30-Mar-16) states the application seeks retrospective planning approval and describes 5 items which for simplicity can be grouped into 3 ventilation systems;

- 1) Air Conditioning equipment including a Weatherform roof mounted terminal and a new door to the AC unit 'storage' area.
- 2) A 'domestic' steam extract terminating at the rear of the property
- 3) A toilet extract terminating at the rear of the property.

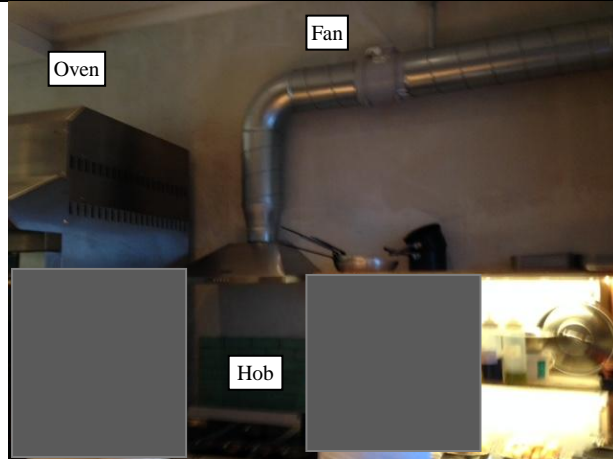
Taking each in turn;

1.1 AC system.

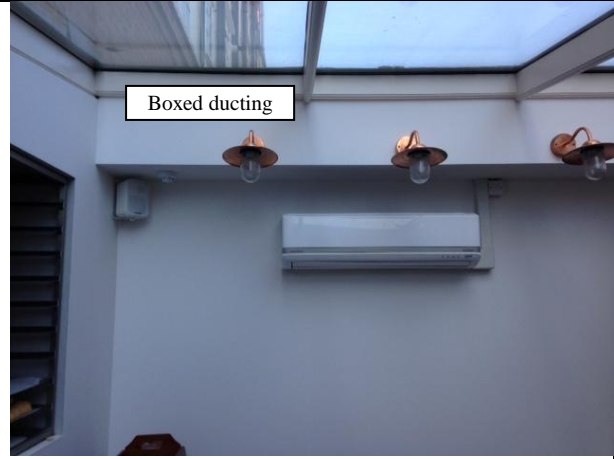
The AC units (compressor/condensing unit) replace 2 earlier units used by the previous occupant to cool a butcher's cold room, as such no planning application for the units is sought, the application being for the roof terminal and door.

The roof terminal is to ventilate the room housing the compressor/condensing unit which otherwise would over heat. Various drawings indicate that it will comprise both the Weatherform Roof Mounted Terminal model RA450 and a Helios HQ single phase fan. This is most clearly shown on drg 1200 R2, other drawings appear to incorrectly indicate this fan on the steam extractor system. Assuming the fan matches the terminal, i.e. is 450mm dia, the Helios catalogue (<http://www.heliosfans.co.uk/catalogues-media>) indicates the noise to be 49 to 63 dB(A). No mention is made of this fan in the report by the acoustic consultant.

The door is described as a solid door (DAS 4.2), in order for the roof vent to operate efficiently it would be normal to have ventilation at low level allowing cool air to enter the confined space, from the drawings it is unclear whether such ventilation exists (the previous application was for a louvre door which thus afforded the ventilation).



A - Start of system, hood over hob, fan in horizontal leg, no carbon filter



B - Boarded duct housing 200mm pipe in conservatory, are attenuators installed?



C - Terminal vent above AC outhouse



D Terminal from above

1.2) Domestic Steam Extract System.

From the drawings this comprises, a hood, an E Pack carbon filter, a Hideaway SH centrifugal box fan, Tecsound Circular attenuators (200mm dia x 600mm long) and the Helios fan. The latter is almost certainly housed in the roof terminal for the AC room, it would be unusual to place two fans in series as the drawings suggest and only one inline fan is referred to in the acoustic consultant's report, but this is a Fantronix-in-line kitchen extract fan.

	Acoustic Report	Drawings / DAS
Fan	TT mixed flow 8	Hideaway SH 250-1ACL
Fan dia, mm	200	250
Noise, dB(A)	52	76

Because a different fan has been (or will be, see later) installed to that reviewed by the acoustic engineer a new report should be demanded..

The DAS states (4.5) that this system is for the proofing oven, visibly within the shop the system is

extracting air from above the hob, not the oven (photo A). The DAS continuously refers to it as a domestic kitchen extract, at 200mm dia ducting & with a 250mm fan it is large for a domestic unit.

The carbon filter & fan are shown installed in a dog leg of the ducting (drg 1100 R02), this does not exist, see photo A, thus the description 'retrospective Planning Application' is incorrect.

No details of the Tecsound attenuators are included in the application (however details can be found at <http://plan.scambs.gov.uk/swiftlg/MediaTemp/1130037-482544.pdf>) nor is the number of attenuators stated. Drawings from the earlier application (Dec 2015) omitted these units and where shown on the current drawings they would be within a plaster boarded duct and thus not be visible (photo B). If claimed that these attenuators are installed proof should be demanded.

Drawing 1100 R02 indicates this system terminates with a Helios HQ 1 ph (230/1/50) motor above the AC plant room though it is also described as being the 'plant area extract' which is believed to be its correct function and is within the Weatherform Roof Mounted Terminal. Photos C & D show the existing termination details, a weather cowl.

Contrary to the statements in the DAS that terminating this ducting above the AC room roof is the optimum location this exhaust would be better located within the AC plant room. Located as it is now, 5m or so from the windows of the neighbouring apartments, it is both unsightly and threatening, hidden within the plant room it would better meet DP26.

1.3) Toilet Extract System.

The drawings show this as comprising a Tecsound circular attenuator (100mm x 600mm) followed by a Vent-axia ACM150. With the attenuation before the fan this would tend to protect the interior of the building rather than the exterior, for the latter the silencer is fitted post the fan. This is probably a drawing error.

2. Omissions

The Planning Application should include statements on how the plant is to be operated ensuring that it is used only when required, and how it will be correctly maintained. As an example it is believed that the toilet extraction system is initiated by a PIR sensor in series to the toilet light thus minimising the duration of operation if the toilet light is left on. Similar interlocks / sensors should be used to reduce the operation of the fans. Maintenance schedules should be stated with action points defined, i.e. frequency of replacing filters (time based or condition monitored), measurement of noise, etc.

The Application Form should include the hours of operation (section 20) and any operation of the plant restricted to within these hours (Gail's is open from 08.00 to 20.00 with hot food until 15.00).

3. General Comment

Gail's staff at Swain's Lane state that neither the hob extraction system nor the air conditioning system have been used. Within the DAS it is suggested that this proposal is required to meet with Camden's CPG 6 (Amenity) and DP26 (Managing the Impact of the Development on Occupiers and Neighbours). Gail's Swain's Lane has been trading since Jan-16, since these systems have not been used the retail operation is not in accordance with Camden's policies. This should be rectified as soon as possible or Gail's should cease trading.

Conservation Area Advisory Committee

Advisory Committee	Holly Lodge
Application ref	2015/3268/P
Address	21 Swain's Lane London N6 6QX
Planning Officer	Matthias Gentet
Comments by	20 May 2016
Proposal	Installation of a steam extract and terminal vent to rear outbuilding roof level, and addition of a door to existing outbuilding and associated alterations in connection with retail unit (Class A1).
Objection	Yes
Comment	Yes
Observations	See attached document

Documents attached

No details entered

Documents attached

[2015-3268-P, CAAC Comments 201605 R2](#)

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