

94 CAMDEN HIGH STREET, NW1
PLANNING STATEMENT FOR THE GRANTING OF A LAWFUL DEVELOPMENT CERTIFICATE.

1.0 INTRODUCTION

- 1.1 The property at 94 Camden High Street, NW1 trades at ground and basement level as a cafe/deli A1 use.

The premises have the benefit of an external extract duct and plant that provides extraction to bakers ovens and a kitchen which supports and supplies the A1 use.

- 1.2 The duct and plant are located in a light well that commences at roof level above the ground floor and runs up to terminate above the roofs over the 3rd floor.

The north-west, north-east and south-west walls of the light well all form part of the premises of 94 Camden High Street. The south-east wall (furthest away from the extract duct) is a party wall with 92 Camden High Street.

Refer to photographs attached to this application and to drawing no.1614-102 that locates the light well and the ductwork and plant within the light well.

- 1.3 This extract ductwork and plant was installed over 23 years ago to support the A1 use.

Four members of staff employed in 1992, 1993, 1994 and 1998 respectively and still all working full-time on the premises have prepared individual signed and witnessed declarations that confirm that the mechanical extract system was in place when they commenced their employment at 94 Camden High Street, NW1.

Their declarations further confirm that the plant and ductwork have been in continuous use throughout that time to provide extraction to the ovens and kitchen.

Refer to attached declarations from:

Abdellah Kadiri, Pastry Chef at the premises for 24 years.
Jose Parro Coelho, Cake Chef at the premises for 23 years.
Birol Akdeniz, Baker at the premises for 22 years.
Meril Halil, Front of House member of staff for 18 years.

2.0 CONCLUSION

- 2.1 The mechanical extract duct and plant that is located in the light well has been in place and run continuously for over 10 years.
- 2.2 We believe that for over 10 years there has been no complaint raised or lodged with the Local Authority with regard to noise or odour emitted from the external extract system and/or plant.
- 2.3 The occupiers of the upper floors of the premises are The City Church and Camden Food Bank.
There are no flats above the property.
- 2.4 The external ductwork and plant are located in a concealed light well that cannot be seen from Camden High Street, Pratt Street or Pratt Mews.
- 2.5 The existing mechanical ductwork and plant are causing no harm.

Paul Gorringe dip (Arch) hon. RIBA

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Katz Vaughan

Chartered Architect + Designers

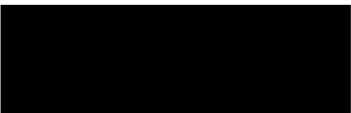
Trident Court

1 Oakcroft Rd

Chessington

Surrey

KT9 1BD



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