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2nd Floor Millars Three  
Southmill Road  
Bishops Stortford  
CM23 3DH

Application Ref: **2016/5046/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

21 December 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**53 Camden High Street**  
**London**  
**NW1 7JH**

Proposal:  
Installation of condensing units with acoustic screening, associated plant and ducting to rear roof area (following removal of 2 rear roof lights), shopfront alterations, and fixing of new awning in connection with existing hot food takeaway use.

Drawing Nos: Site location & block plan; (2582/-)G125A, G126, G210E, G211A, G212A, G213; Acoustic Consultancy Report from ACP Ltd ref. 11016 (dated 24/08/2016); Steel acoustic panel specification from ACP Ltd (associated ref. 11016 dated 24/08/2016).

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location & block plan; (2582/-)G125A, G126, G210E, G211A, G212A, G213; Acoustic Consultancy Report from ACP Ltd ref. 11016 (dated 24/08/2016); Steel acoustic panel specification from ACP Ltd (associated ref. 11016 dated 24/08/2016).

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to use of the development, all details shall be implemented as shown on the approved drawings and as set out in the accompanying noise assessment (Acoustic Consultancy Report from ACP Ltd ref. 11016 dated 24/08/2016), including any additional steps to mitigate noise, and shall thereafter be permanently retained. The measures shall ensure that the external noise level emitted from plant, machinery and/or equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy 2010 and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies 2010.

- 5 Prior to commencement of the development, measures shall be implemented to ensure that all plant/equipment, the extract/ventilation system, and ducting are mounted with proprietary anti-vibration isolators, and that fan motors are vibration isolated from the casing and adequately silenced, and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy 2010 and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies 2010.

- 6 Prior to commencement of the development, measures shall be implemented to ensure that the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, are in accordance with the 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated January 2005 by DEFRA, and thereafter be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy 2010 and policies DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies 2010.

Informative(s):

- 1 Reasons for granting planning permission:

The proposals at the front of the premises to replace the existing shopfront are considered to be appropriate for this location, in particular the repositioning of a new shutter internally (following the removal of external shutters), the raising up of the stall riser in line with the bottom rail of new fully accessible sliding entrance doors, and aluminium framed shopfront (following the removal of the existing Automated Teller Machine).

The proposed retractable awning (approximately 4m long by 1.5m wide) would be made of a traditional canvas fabric material, bronze in colour with no advertising displayed on it, and would be concealed within a standard awning box. The awning would be fixed appropriately at fascia level and would be approximately 2.45m in height above pavement level and approximately 1.5m from the edge of the pavement when fully extended, and as such, would not impact on the public highway or be harmful to public safety, and would not have any adverse impact on the neighbouring amenity in accordance with the Camden Planning Guidance.

Overall therefore, the proposed shopfront alterations, in terms of design, scale and materials to be used, are considered to be in keeping with the commercial identity of the high street and in accordance with Council policies and guidelines, and as such, would not significantly alter the character or appearance of the building or detract from the wider Camden Town conservation area, and would be acceptable.

The proposals at the rear of the premises seek to install 5 condensing units with acoustic screening to the rear 1st floor roof area, the screening being made up of timber panels with metal supports. Associated plant and some ducting will also be installed (following the removal of 2 existing roof lights), all in connection with the existing hot food takeaway use. This equipment will be connected to and make use of an existing extract flue which extends vertically from 1st floor roof level to above 3rd floor roof level, and which extracts and releases food & cooking odours from a discharge outlet into the air above the property.

Given the location of the proposed condensing units, new ducting, fans and attenuators on a 1st floor roof, and their positioning low down on the roof and mainly hidden behind an existing parapet wall located between the host property and the nearest adjoining rear roof (at no. 55), the proposed siting of the plant and equipment is considered to be the most suitable location from a visibility perspective. The small part of the proposed acoustic screen and rear-most condensing units will be partially visible and not entirely obscured from a wider view from the rear alleyway in Miller Street and from the Brierfield Estate, however, the impact is considered to be minimal given the limited extent of these views and the context of the surrounding buildings and area generally. It is therefore considered that the proposed installation of plant and equipment at the rear would not harm the character and appearance of the host property nor Camden Town conservation area and are in accordance with Council policies and guidelines, and as such, would be acceptable.

The nearest windows in the host property would be protected from any adverse noise impacts by the proposed positioning of all new condensing units towards the rear of the 1st floor roof area and by the installation of acoustic screening. An existing extract flue is being used as part of these proposals rather than a new flue which would further reduce the impact of the proposals on neighbouring amenity than might otherwise be the case. It's also noted that the rear of the host building faces a windowless wall of the neighbouring building with the nearest windows considered to be a sufficient distance away not to be unduly affected. Though the existence of similar equipment on the roof of the host property and the adjoining properties is not justification for the proposals in itself, it is also considered that the proposed installation of plant and equipment in an area where similar plant and equipment already exists, would mean that the impact of the proposals on neighbouring occupiers is lessened by virtue of the context in which they would be set.

Furthermore, the application is accompanied by an Acoustic Consultancy Report from ACP Ltd reference 11016 (dated 24/08/2016) which demonstrates that the proposals would comply with Camden's noise standards. The Council's Environmental Health team do not object to the development proposals. As a safeguarding measure, any approval would include a condition to ensure that these noise standards are met. Permission would also be granted subject to the conditions that the anti-vibration and odour abatement measures are implemented prior to the commencement of the development and use, so as to safeguard the amenities of the surrounding premises and the area generally such that neighbouring occupiers would not be significantly harmed by the proposals.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5,

CS7 and CS14 of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP12, DP22, DP24, DP25, DP26 , DP28 and DP30 of the London Borough of Camden Local Development Framework Development Policies 2010, the London Plan 2016, and the National Planning Policy Framework 2012.

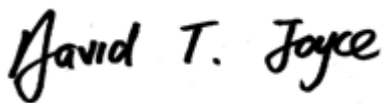
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
  
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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



David Joyce  
Executive Director Supporting Communities