

Mr Sumin Ng
Man & Man Planning Consultancy
Unit 20 Angerstein Business Park
Horn Lane
London
SE10 0RT

Application Ref: **2016/4772/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

21 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15 & 16 Leigh Street
London
WC1H 9EW

Proposal:
Installation of replacement flue pipe to rear elevation (retrospective) and removal of timber structure to the rear ground floor.

Drawing Nos: MM14-149-101, MM14-149-102, MM14-149-02a, MM14-149-103a, MM14-149-104a, Site location plan, Planning/Heritage Statement, AHU Technical Specification Sheet and drawings received 05/06/2017 and Environmental noise survey and plant noise assessment dated 20 June 2014.

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 shall be carried out in accordance with the following approved plans: MM14-149-101, MM14-149-102, MM14-149-02a, MM14-149-103a, MM14-149-104a, Site location plan, Planning/Heritage Statement, AHU Technical Specification Sheet and drawings received 05/06/2017 and Environmental noise survey and plant noise assessment dated 20 June 2014.



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

- 2 The kitchen extraction flue pipe and all associated pipework hereby approved shall be painted black within one month from the date of this decision and permanently maintained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The timber extension shall be fully removed within one month from the date of this decision.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the kitchen extraction system shall be provided with acoustic silencers in accordance with the details prepared by Halton (Technical Specification Sheet and Elevation and Plan Deck drawings) received by the Council on 05/06/2017. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, and CC1 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use the extract/ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

Planning permission was originally granted in 1984 for the installation of a similar flue pipe from ground floor up to roof level. Retrospective planning permission is now sought following the installation of a replacement flue in the same position. The replacement flue is not visible from Leigh Street, and given the fact that it is a replacement of an existing, albeit slightly smaller, flue in the same location, it is considered acceptable. In order to reduce the visual prominence of the flue when viewed from neighbouring buildings, a condition will be secured requiring it to be painted black.

This also includes the removal of an unauthorised timber extension housing associated ductwork. Given the fact that the structure was constructed without consent, is an unattractive addition that adds bulk to the rear elevation and detracts from the special character of the listed building, its removal is welcomed by the Council.

A noise impact assessment has been submitted which indicates that the flue will comply with Camden's noise standards following the installation of acoustic silencers. A condition will be secured requiring these silencers to be installed prior to use of the equipment. The Council's Environmental Health Officer has also assessed the proposals and confirmed the development is acceptable subject to the conditions listed above.

One comment has been received from the Bloomsbury CAAC and duly taken into account prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 A1, A4, D1 and D2 of the Camden Local Plan. The proposed development also accords with The London Plan March 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 that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

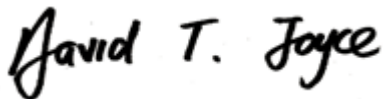
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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
Director of Regeneration and Planning