

G A I L ' s
ARTISAN  BAKERY

Planning, Design and Access Statement

21 Swain's Lane, N6 6QX

Retention of Existing Kitchen Extract with Installation of Additional Odour
Mitigation and Noise Attenuation, and Roof Mounted Terminal.



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2. **Specification & Defra Report**
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4. **Appeal Reference: 1115320/P7**

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Report Reference:

15/2705

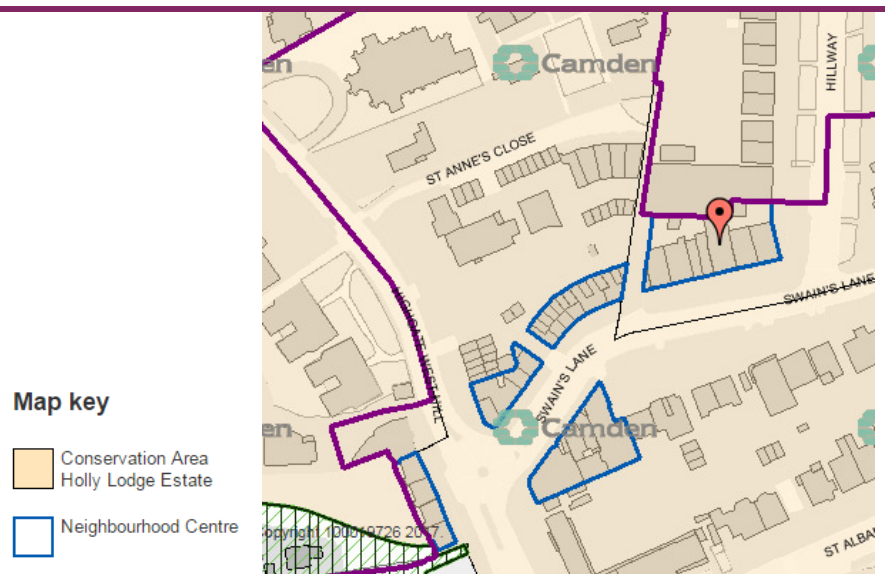
1. Introduction

- 1.1. This Planning, Design and Access Statement is written on behalf of our client, Gail's Ltd (hereafter referred to as Gail's), in respect of proposals to the rear of the ground floor premises at 21 Swain's Lane, London.
- 1.2. The planning application seeks the retention of the existing kitchen extract and roof mounted terminal which are located in the rear courtyard at ground floor roof level. The application also includes the proposed installation of additional odour mitigation and noise attenuation measures to the existing extract.
- 1.3. The proposals are intended to facilitate the operation of Gail's, an artisan bakery, from the premises. Gail's operate as a bakery under Use Class A1 however, under specific site circumstances, Gail's are also seeking permission for A1/A3 under Application Reference 2017/4233.
- 1.4. The proposals seek to establish consent for a satisfactory solution to the need for plant to enable the bakery to operate to modern standards and with a modestly extended menu choice. The proposed solutions have been designed to be visually discreet within the conservation area whilst also ensuring that there will be no adverse impact on residential amenity.
- 1.5. Overall the proposals are considered to comply with relevant planning policy and it is requested that planning permission is granted accordingly.

2. Site Area and Description

- 2.1. The application site comprises a three-storey building with a high-pitched roof. The roof also incorporates a terrace for the use of residents on the upper floors. Class A1 retail is located on the ground floor with residential use above. The unit has a rear extension as approved under planning application reference (2015/3266/P) which provides a small seating area for customers. Access to the residential floors is via a door on the right-hand side of the shopfront.

Proposals Map with Site Identified



Source: LB Camden

- 2.2. The unit forms part of a parade of shops within a designated Neighbourhood Centre. The building, designed in sympathy with the remainder of the estate, displays mock Tudor applied timber on the upper levels. The unit is located between Tesco Express (A1) and Fitzroy's estate agents (A2).
- 2.3. The application site is within the Holly Lodge Estate Conservation Area. The upper floors of this parade are particularly attractive, as discussed, and the extension to the rear has significantly improved the appearance of the rear yard for the overall benefit of the conservation area.
- 2.4. The parade comprises of a mix of A1, A2 and A3 units at ground floor, typical of neighbourhood centres.
- 2.5. The building is neither Listed nor Locally Listed. It is also not an Asset of Community Value.

Figure 1: View of the Unit from Swain's Lane



Source: Planning Potential

- 2.6. The neighbourhood bakery has had a strong impact on improving the vitality and viability of the Neighbourhood Centre, encouraging wider use of the centre and encouraging daytime activity within the wide-open pavement immediately outside the unit. The bakery has a modestly sized kitchen and both the kitchen equipment and menu are reflective of this.

F.2: Internal View of the Kitchen Equipment (As Existing)



Source: Planning Potential

2.7. The existing courtyard houses the extract termination point.

F.3 View of the Kitchen Extract Location Pre-Installation



Source: Planning Potential

F.4 Internal View of the Kitchen Extract to be Retained



Source: Planning Potential

3. Planning History

3.1. A summary of the planning history at the subject site is as follows:

- 2015/3268/P – 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). PENDING.
- 2015/5219/P – Alteration to residential entrance door part of the shopfront approved under planning permission (reference: 2015/3267/P). GRANTED on 10/11/2015.
- 2015/5225/A – Illuminated signs. GRANTED on 28/09/2015.
- 2015/3266/P – Erection of a single storey rear conservatory following the demolition of existing outbuilding in connection with retail unit (Class A1). GRANTED on 26/08/2015.
- 2015/3267/P – Erection of a new shopfront and awning to retail unit (Class A1). GRANTED on 26/08/2015.
- 2015/3340/A – Display of externally illuminated fascia sign. GRANTED on 17/08/2015.

3.2. An application (2017/4233) has also been submitted for the change of use of the unit to a mixed A1/A3 use to allow for the use of the extract to which this application relates.

4. Planning Policy Context

- 4.1. The adopted Local Development Plan for LB Camden, comprises of the following documents;
- London Plan (March 2016);
 - Camden Local Plan (June 2017);
- 4.2. The National Planning Policy Framework (2012), Camden Planning Guidance 6: Amenity (2011) and Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012) are material considerations in the determination of the application.
- 4.3. A full extract of the relevant polices is set out in **Appendix 1**.

5. Planning and Design Assessment

- 5.1. The scheme proposals seek the retention of the existing kitchen extract and roof mounted terminal to the existing outbuilding in the rear courtyard.
- 5.2. The low-level location of the kitchen extract was preferred to a higher-level solution given the nature of the building's setting within a conservation area and limitations of terminating above roof level at the site. The extract terminates at ground floor roof level on the rear outbuilding and beyond the recently built conservatory. This location ensures sufficient distance from the residential windows above the unit.
- 5.3. In addition to the distance from residential windows, the extract will include the installation of noise attenuation and odour mitigation measures to ensure there will be no adverse impact on nearby residents.
- 5.4. The details of the high level of odour filtration are contained within the Specification and Defra Report attached as **Appendix 2**. This Report concludes that the proposals will ensure no unpleasant smells are experienced by neighbours.
- 5.5. The details of the noise attenuation measures are contained within the Plant Noise Assessment attached as **Appendix 3**. This Assessment concludes that noise attenuation measures will ensure that no adverse noise impacts will be experienced.
- 5.6. The system will allow for the cooking of eggs, pancakes, porridge, the reheating of bacon, and similar levels of cooking such as Shakshouka (baked eggs with a tomato based sauce) and Mushroom Ragù. As discussed above, the system has been designed to deal with noise and odour and the associated reports have been produced to demonstrate this.
- 5.7. The installation of the proposed extract is required in order for Gail's to operate from the unit and offer their customers a pleasant experience. The proposed location for the extract offers the best possible location when considered in relation to design, heritage and residential amenity. It is considered that the modest size and bulk of the equipment will ensure that it cannot be seen from the surrounding streets and will therefore not have a negative impact on the conservation area. In this regard the proposals are compliant with Policy D1 (Design) and D2 (Heritage) of the Camden Local Plan (2017).
- 5.8. The proposals are in compliance with Policy A1 (Managing the Impact of Development) of the Camden Local Plan (2017) which states that the council will grant permission for development unless this causes unacceptable harm to amenity, and Policy A4 which states that the council will only grant permission for noise generating development if it can be operated without causing harm to amenity.
- 5.9. It is pertinent to note that the design of the proposals are much improved from the less sympathetic approved plant to the rear of the building at 15A Swain's Lane (Appeal Reference: 1115320/P7 shown in **Appendix 4**). The inspector found that the proposed kitchen extract would terminate "some distance" from the residential windows and accepted that the noise from the extractor fan could be controlled by condition. An image of the plant is shown below.

F.5 Existing Plant at 15A Swain's Lane (Looking East)

F.6 Existing Plant at 15A Swain's Lane (Looking West)



Source: Planning Potential



Source: Planning Potential

5.10. In conclusion, it is clear that our client has taken all reasonable steps to ensure that the system to be retained is adequate to ensure both the comfort of customers and residents living nearby. The appended odour (**Appendix 2**) and noise (**Appendix 3**) reports demonstrate that there will be no adverse impact on residential amenity. The proposals have also been designed to be as discreet as possible within the conservation area and are consistent with local and national policy in that regard. It is therefore considered that the proposals are entirely acceptable and should be granted accordingly.

Design and Access

5.11. There are no design or access considerations associated with the change of use proposals.