
Conservation Area Advisory Committee

Advisory Committee	Holly Lodge
Application ref	2017/5950/P
Address	21 Swain's Lane LONDON N6 6QX
Planning Officer	Matthias Gentet
Comments by	07 Dec 2017
Proposal	Installation of additional odour mitigation and noise attenuation equipment to existing kitchen extract (to be retained) and retention of roof mounted terminal onto existing flat roof within rear courtyard. (Connected to Change of Use application)
Objection	Yes
Comment	Yes
Observations	See attached

Documents attached

No details entered

Documents attached

[2017-5950-P, CAAC Comments](#)

About this form

Issued by	Contact Camden 5 Pancras Square London N1C 4AG
Form reference	21105074

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Objection,

This application seems to be reliant upon application 2017/4233/P, change of use from A1 to A1/A3, this should not be the case, to comply with DP26, Managing the impact of development on occupiers & neighbours, Gail's requires odour mitigation in its current A1 operating mode.

Comment

One of the current issues in the bakery is the escape of smells resulting from the baking of croissants, pastries, etc, into the neighbouring flats. These smells escape from both the front & rear of the shop. If the escaping air was required to pass through the filters then it is probable that the odours would be absorbed. Some management is required around the rear door, which occasionally is opened. At the front, is the entry into the air extraction system close enough to ensure air doesn't flow out of an open door? The only extraction point shown on the drawings is over the proposed hob (and which is only required if some A3 operations are permitted).

There are minor inconsistencies between the layout drawing contained within the noise report and the proposed drawings. The report shows the layout of the odour mitigation equipment previously requested under 2015/3268/P and which was never determined.

Item	2015/3268 drawings RPS report 2017/5950	2017/5950 drawings
Extraction Fan	near hob in ducting	in ducting in plant room beyond seating area
ESP filter	n/a	in plant room beyond seating area
Carbon filters	in ducting in seating area	in plant room beyond seating area

The proposed discharge duct is shown in the same location as that previously installed to match application 2015/3268/P and is shown in the photograph opposite



As a minimum it could be encased (in timber?) to appear less industrial. Relocating it to be running up the wall of the garage beyond may also help.

Details of how the equipment is operated are required. Refrigeration plant in other units in the parade can disturb residents by coming on at night, in Gail's instance the extract (and climate control) equipment only needs to operate when the shop is open (07.30 to 19.00 according to Gail's website) and this could be controlled using time switches..

The performance measures for of the plant need consideration, for Gail's in Highgate High Street, Haringey incorporated

'The noise emitted from the plant and mechanical equipment hereby approved shall not contain tones nor be intermittent. The 'A' weighted sound pressure level from the plant and machinery permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential property, unless and until a fixed maximum noise level is approved by the Local Planning Authority. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

Reason: In order to protect the amenities of nearby residential occupiers'

A similar condition may be appropriate in Swain's Lane.

The performance of the odour extraction equipment is harder to specify as from DEFRA's guidance '*Assessing smells can be difficult because people respond differently to them*', but an attempt at a suitable specification could be made

A condition requiring regular, recorded, maintenance could also be included, with the maintenance schedule being in accordance with the manufacturers' recommendations as a minimum.

M Narraway
HLE CAAC
5-Dec-17