

Mr John Cummins  
MTPC My Town Planning  
Consultancy  
9 Astley Hall Drive  
Ramsbottom  
Bury  
BL0 9DF

Application Ref: **2017/6706/P**  
Please ask for: **Jaspreet Chana**  
Telephone: 020 7974 **1544**

5 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Unit 1  
29-33 Chalk Farm Road  
London  
NW1 8AJ**

Proposal: Installation of flue to rear elevation adjacent to existing flue to serve GF restaurant (Class A3) (retrospective)

Drawing Nos: Site location plan, side elevation, GINCAM\_1001 E, proposed elevation, fan details, flue details, Acoustic standards.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, side elevation, GINCAM\_1001 E, proposed elevation, fan details, flue details, Acoustic standards.

Reason:

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

- 3 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 D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The subject site is part of a 4 storey development approved under application 2012/0974/P with commercial A1/A3 units to the ground floor and student accommodation to the upper floors. Unit 1 is an A3 unit currently being used as a restaurant which was approved with plant details under the original application and the new flue within this application is attached to the existing duct.

The flue is placed to the rear of No.29-33 and is to serve a pizza oven. The Flue is not visible from any public viewpoints and is of a sympathetic design, size and material which is considered acceptable within this location.

In relation to the noise impact of the flue to the host property and surrounding neighbours, no new plant machinery or changes are proposed to the existing, therefore the standards and conditions set within the original application (2012/0974/P) and in the submitted Noise Impact Assessment still stand and comply to this proposal. Therefore it is considered the flue would not cause substantial harm to the host building or to the amenities of neighbouring properties.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the development is in accordance with policies A1, A4 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies of 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 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,

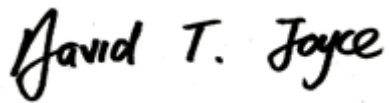
Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D'.

David Joyce  
Director of Regeneration and Planning