

Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2017/4737/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

11 May 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Refused and Warning of Enforcement Action to be Taken

Address:

**Unit to the rear of 115-119 Finchley Road
LONDON
NW3 6HY**

Proposal: Installation of external plant, including 3 no. extract ducts, 4 no. flues, 3 no. air intake louvres, 1 rooftop extract and 3 no. air condenser units (Retrospective).

Drawing Nos: NSL Plant Noise Impact Assessment dated 4 August 2017 (86967) Revision 01, Planning, Design and Access Statement August 2017, Sirius Kitchen Ventilation Canopies Issue Number: CCA (B) 001, Chapman Ventilation DR2017 Order for Maintenance Services for: Deliveroo, 202-014-01 Revision C, 2017-075-100 Rev A, 2017-075-101 Rev A, 2017-075-102 Rev A, 2017-075-103 Rev B, 2017-075-107, 2017-075-104 Rev B, 2017-075-105 Rev B, 2017-075-106 Rev A and 2017-075-108.

The Council has considered your application and decided to **refuse** planning permission for the following reasons:

Reasons for Refusal

- 1 The extract ducts and rooftop plant equipment, by virtue of their siting and visual impact, would cause harm to the character and appearance of the host building and local area contrary to policy D1 (Design) of Camden Local Plan 2017.
- 2 The applicant has failed to demonstrate, by way of a suitably comprehensive acoustic survey & impact assessment and a risk-based odour control & impact



assessment, that all plant equipment, when operating at full capacity, would be capable of doing so without causing harm to local amenity, contrary to policies A1 and A4 of the Camden Local Plan (2017).

Informative:

ENFORCEMENT ACTION TO BE TAKEN

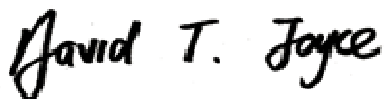
- 1 The Council has referred this matter to the planning enforcement team for formal action.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning