

Delegated Report		Analysis sheet		Expiry Date:		06/07/2018							
		N/A		Consultation Expiry Date:		07/06/2018							
Officer				Application Number(s)									
Ben Farrant				1. 2018/0425/P 2. 2018/1061/L									
Application Address				Drawing Numbers									
The Rocket, 120-122 Euston Road London NW1 2AL				See draft decision notice									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Extend existing rear external ducting upwards to terminate at eaves level													
Recommendation(s):		Refuse planning permission and grant listed building consent											
Application Type:		1. Full Planning Permission 2. Listed Building Consent											
Conditions or Reasons for Refusal:		Refer to draft decision notice.											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		00		No. of responses		00		No. of objections		00	
						No. electronic		00					
Summary of consultation responses:		A site notice was displayed between 16/05/2018 and 06/06/2018; a notice was posted in the Ham and High between 17/05/2018 and 07/06/2018. No responses were received.											

Site Description

120-122 Euston Road (The Rocket) is a Grade II Listed red brick public house with stone bands and dressings which dates from 1899. The building currently has an extract flue at first floor which is not visible from the street.

Relevant History

The site has a long planning history, but none directly applicable to this application.

Relevant policies

National Planning Policy Framework 2018

The London Plan March 2016

The Camden Local Plan July 2017

A1 - Managing the impact of development

A4 – Noise and Vibration

D1 - Design

D2 - Heritage

Camden Planning Guidance

CPG1 - Design

CPG6 - Amenity

Assessment

The building currently has an extract flue (which does not appear to have a planning history) terminating at first floor level. It is proposed to wrap ducting around the corner of the building at first floor, before extending vertically to terminate at the fourth floor eaves of the building.

Heritage and Design

The design of the extended flue, finishing in line with the eaves of the property is considered to be, on balance, acceptable subject to being painted to match the adjoining pipework which blends with the brick of the building. A condition would be attached to any subsequent approval requiring the ducting to be painted as such. The addition would not represent harm to the character, appearance or historic interest of the host building which is Grade II Listed.

Whilst CPG1 requires facilities to be as discrete as possible, by routing the ducting around the corner of the building, it would reduce its visibility from the street. It is noted that due to the layout of the property, and its listed status, the internalisation of the flue is not practicable in this instance. Further details would be required, subject to approval, of how the duct would be affixed to the external wall in order to demonstrate an acceptable impact on the historic fabric of the Listed Building.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.16, 66 & 72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Neighbour amenity

A noise impact assessment was submitted with the scheme which comprised a background noise survey over a 24 hour period at the application site on a weekday. The findings were assessed in accordance with

and are compliant with Policy A4 of Camden Local Plan (2017). The report demonstrates the specific noise level from the Kitchen Extraction System (exhaust outlet and ducting) at the closest residents (some 16m away) was -14 dBA below background noise level. Given this assessment, the proposal is considered to be acceptable in terms of its noise impact.

Camden Council's Environmental Health Team has commented on the application, raising concerns with regards to the extraction system terminating at eaves level. Para. 11:10 of CPG1 (Design) states: "*where mechanical or passive ventilation is required to remove odour emissions, the release point for odours must be located above the roofline of the building and, where possible, adjacent buildings*".

Extending the flue beyond eaves level would result in harm to the Grade II Listed Building with no demonstrable public benefit. As such Environmental Health advised that in the event the extraction would need to terminate at eaves height, an exceptionally high level of odour abatement would be required. No odour abatement has been proposed as part of the scheme.

Numerous opportunities were presented to the agent to amend the scheme to include odour abatement to make it acceptable in planning terms. The agent refused to include odour abatement, stating that the existing arrangement has functioned for a number of years without complaint, and the proposed situation would not significantly differ. It is noted however that the existing arrangement has no planning consent, and the newly proposed extract system would need to comply with current planning policies. No further justification has been provided by the agent for the lack of odour abatement.

In the absence of justification/mitigation, the works are considered to be unacceptable, and would represent undue harm to the amenities of neighbouring occupiers and the surrounding area, contrary to Policy A1 of the Camden's Local Plan (2017).

Given the above assessment, the proposed development is contrary to Policy A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

Implications of approving Listed Building Consent and Refusing Planning Permission

It is noted that the scheme is considered to be acceptable (subject to conditions) in terms of its design and impact on the Listed Building. As such it is recommended that the Listed Building Consent application should be approved. However, the full planning application is unacceptable on the basis of the lack of odour abatement and subsequent impact on neighbours and the surrounding area. As such, the full planning permission shall be refused, whilst the Listed Building Consent approved subject to conditions. In this event, the Listed Building Consent hereby approved cannot be implemented without the correlating planning permission.

Recommendation

1. Refuse planning permission
2. Approve Listed Building Consent