

Your Ref: 2018/2004/P
By email to: planning@camden.gov.uk

Flat 5
County House
2 Conway Mews
London W1T 6AA

FAO Matthias Gentet
Planning Solutions Team
Development Management
London Borough of Camden
Town Hall
Judd Street
WC1H 8ND

E: hartdj@virginmedia.com
M: 07504 525 125

21 September 2018

Dear Mr Gentet

Re: Planning Application 2018/2004/P - Public House 4 Conway Street, W1T 6BB
Restated Objection to the Application as proposed.

Further to our letter of 28 August 2018 and in the light of the Applicant's responses and reissue of its Noise Impact Assessment P18-171-R01v4 (the acoustic report), all registered on 17 September, we would restate our objection to the Application as set out below.

We object to the Application as it is not compliant with the Camden Local Plan criteria and is likely to severely impact the amenity of residential neighbours.

We accept that the recommendations contained in the acoustic report now address our reasonable concerns with regard to the noise predicted to arise from the operation of the condenser units which are to be sited on the 3rd floor terrace roof.

The acoustic report does not address the noise predicted to arise from the operation of the kitchen ventilation equipment as it does not relate to the Applicant's current proposals. The report (as stated in paragraph 1.7) is based on drawing 3175/35 Revision G which shows the inlet and outlet both projecting through the roof coverings. However, the Applicant's current proposal (drawing 3175/35 Revision J) refers to the outlet projecting through a window and terminating in a jet cowl; the air inlet is now through a large grille on the face of the wall.

The acoustic report does not therefore address the current design proposals. We also note that the outlet and inlet are now located much closer to our windows.

Furthermore, we should be pleased to learn how the Applicant will ensure that the kitchen ventilation equipment will not be operated after 23.00hrs. Paragraph 3 of our letter of 28 August refers.

Yours sincerely

A solid black rectangular box used to redact the signature of David Hart.

David Hart MRICS