

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

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



9 October 2018

Dear Mr Gentet

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

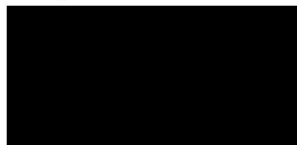
Further to our letter of 21 September 2018 and in the light of the Applicant's responses and reissue of its Noise Impact Assessment P18-171-R01v6 (the acoustic report), all registered on 8 October, we withdraw our objection to the Application subject to conditions being imposed, as set out below.

Conditional Permission

1. The acoustic report shows that if the kitchen ventilation equipment were to be operated during the night-time period then the noise emission level at 1 metre from our bedroom windows would be just 6dB(A) below the measured background noise level. We submit that this would not be compliant with the Camden Local Plan criteria.
2. However, the Applicant has advised that the kitchen ventilation equipment will be on a timer with an isolator switch to ensure that it shuts down at 23.00 hours.
3. We would have no objection to a Planning permission which included the following conditions:
 - a. the kitchen ventilation equipment shall not be operated between 23:00 and 07:00 hours; [to protect local amenity]
 - b. the kitchen extract systems shall be properly cleaned and all plant shall be properly maintained; [to protect local amenity]
 - c. the development hereby approved shall be carried out in accordance with the application documents, including the recommendations contained in the Plant Noise Impact Assessment P18-171-R01v6 and drawings 3175/11F, 3175/35K and V001C.

It has been a long haul. We thank you for your assistance in achieving this outcome which, we believe, is satisfactory for all concerned.

Yours sincerely



David Hart MRICS