

Application ref: 2018/4820/P
Contact: Samir Benbarek
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Date: 30 November 2018

Development Management
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Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**55 Neal Street
London
WC2H 9PJ**

Proposal:

Details of mechanical plant equipment required by condition 2 of planning permission 2017/6320/P dated 08/03/2018 (change of use of the basement and ground floors from retail (Class A1) use to a flexible use for either continued retail (Class A1) use or restaurant/cafe (Class A3) use).

Drawing Nos: 23953: E00-A; E01-A; P01-A; E02-A; P02-A; E03-A; P03-B; E04-A; P04-B; E05-A; P05-A; E06-A; P06-B. Environmental Noise Survey and Plant Noise Assessment Report by Hann Tucker Associates dated 01 October 2018 (Ref: 25815/PNA1/Rev3).

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reason for granting permission-

Condition 2 of planning permission ref: 2017/630/P dated 08/03/2018 required details of plant/extract equipment to be submitted and approved in writing by the Local Planning Authority prior to primary cooking commencing at the site.

The current application submissions provide further details with regard to the installation of mechanical plant, internal ducting and associated external louvres to the host building, including plans, elevations, sections and an acoustic report.

The acoustic report was reviewed by the Council's Environmental Health Officer who is satisfied that the details demonstrate that the external noise level emitted from the proposed mechanical plant would not adversely impact upon neighbouring amenity.

One objection and three comments were received in response to the application, and duly considered prior to making this decision. The full impact of the scheme has already been assessed.

As such, the details submitted are considered sufficient to satisfy the requirement of condition 2 of planning permission ref: 2017/6320/P dated 08/03/2018 and is in general accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

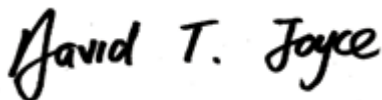
- 2 You are advised that all conditions attached to planning permission ref: 2017/6320/P dated 08/03/2018 that require details to be submitted, have been discharged.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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