

Application ref: 2018/2004/P  
Contact: Matthias Gentet  
Tel: 020 7974 5961  
Date: 8 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Pembrook Design Ltd  
Summit House  
Horsecroft Road  
The Pinnacles  
Harlow  
CM19 5BN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**4 Conway Street**  
**London**  
**W1T 6BB**

Proposal: Installation of 3no air condenser units (replacing 3no existing condenser units), a new fridge/freezer condenser and associated acoustic fence on the rear flat roof at third floor level, the addition of an air intake grill to rear elevation and a new rear duct to Public House (Class A4).

Drawing Nos: P18-171-R01v7 - Revised Noise Impact Assessment (November 2018); AV Mounting Strips (Data Sheet); SD-MUB Vibration Pad Set - 37324 (2 pages); Details of Panther Acoustic Boxes (14/09/2018); Cleaning and Maintenance of Ductwork (20/09/2018); Email Correspondence from Agent (14/09/2018); RZASG-MV - Technical Data (15/08/2018); 10 x Photos; System air Information (24/04/2018); PC1003 - Odour Control Assessment (02/04/2018); Site Location Plan; [3175/] 01 (24/05/2018), 02 revA (30/07/2018), 11 revG (05/11/2018), 34 revL (05/11/2018), V001 revE (06/11/2018).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: P18-171-R01v7 - Revised Noise Impact Assessment (November 2018); AV Mounting Strips (Data Sheet); SD-MUB Vibration Pad Set - 37324 (2 pages); Details of Panther Acoustic Boxes (14/09/2018); Cleaning and Maintenance of Ductwork (20/09/2018); Email Correspondence from Agent (14/09/2018); RZASG-MV - Technical Data (15/08/2018); 10 x Photos; System air Information (24/04/2018); PC1003 - Odour Control Assessment (02/04/2018); Site Location Plan; [3175/] 01 (24/05/2018), 02 revA (30/07/2018), 11 revG (05/11/2018), 34 revL (05/11/2018), V001 revE (06/11/2018).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 The air-intake grill and duct, hereby approved, are to be painted in black.

Reason: To minimize their impact on the rear of the building and the conservation area in accordance with policy D2.

- 5 No development shall take place or use commences until there has been submitted to and approved in writing, by the Local Planning Authority, an Odour Management Plan (OMP), setting out cleaning, maintenance, filter replacements and servicing commitments, in accordance with manufactures recommendations. The OMP should include a written recording system to confirm completion of such work and confirm when work was last undertaken and the date of the next scheduled requirement. The approved odour management plan shall be complied with throughout the duration of the use.

Reason: To ensure that occupiers of neighbouring premises do not suffer a loss of amenity by reason of odour nuisance from food preparation activities.

- 6 The plant equipment hereby approved will not operate between the following hours:
- Condenser A, B & C: 11:00pm and 09:00am
  - New Kitchen Extract & New Kitchen Supply: 11:00pm to 09:00am

The Cellar Condenser will not be the subject of the above restricted hours as it will need be operational 24hrs a day.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, CC4, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

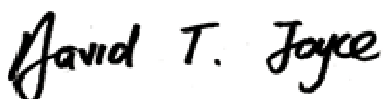
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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



David Joyce  
Director of Regeneration and Planning