



BONNYSTREET PLANNING LIMITED

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Reference: PP-07546551

**Matthias Gentet
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London N1C 4AG**

14 January 2019

Dear Matthias,

Application for Planning Permission sought under Section 73A of the Town and Country Planning Act 1990)

Please find enclosed a retrospective planning application for the retention of 2x extractor flues and 1x air conditioning (AC) unit to the roof of the rear extension at 13 South End Road London NW3 2PT (Karma Bakery).

This application constitutes a resubmission (first revision) following the refusal of planning permission 2018/3522/P on 3 January 2019. The application is therefore fee-exempt in accordance with Regulation 9 of *The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012*.

During the determination of 2018/3522/P (and before that, 2015/2582/P) matters relating to odour and appearance were considered acceptable (c.f. paragraphs 3.7 and 4.2 of the delegated report). However, the application was refused for failing to demonstrate that the plant could operate without harm to neighbouring amenity by means of noise and disturbance. The decision was unexpected given that an acoustic report was provided to BS4142:2014 requirements and because extensive

noise remediation measures had already successfully been implemented (resulting in noticeable and measurable improvements).

On that account, the Council's noise officer (Mr. Nick Priddle) held a meeting on 9 January 2019 with the applicant's acoustic expert (Mr. Anthony Hayes) in order to discuss the technicalities relating to the BS4142 acoustic assessment (ref. AA9899/RO8/1) in more detail. The purpose of the meeting was to resolve any misunderstandings and to ensure that the entire case history had been taken into account.

(Unfortunately at this stage it was not yet known to either party that the application had already been refused based on Mr. Priddle's earlier recommendation).

Following the meeting Mr. Priddle had a clearer understanding of the complexities of the case and subsequently recommended the application for approval (in relation to noise) noting that "*the level of plant noise from the application site is considered acceptable*".

As a result, the application is being re-submitted for approval following the latest recommendation of the Council's noise officer, a copy of which is enclosed overleaf.

For the avoidance of doubt, I can confirm that there have been no changes to the plant since 2018/3522/P was determined.

Should you require any further clarification or information then please do not hesitate to contact me using the details at the top of this letter.

Kind regards,

Glen Christen

Director

Bonnystreet Planning Limited

Registered in England and Wales at 71-75 Shelton Street Covent Garden London WC2H 9JQ under company registration no: 9477874

Fw: Karma Bakery 13 South End Road (2018.3522.P)

Subject: Fw: Karma Bakery 13 South End Road (2018.3522.P)
From: Anthony Hayes <AHayes@bickerdikeallen.com>
Date: 09/01/2019, 10:23
To: Glen Christen <glen.christen@bonnystreet.com>
CC: David Trew <DTrew@bickerdikeallen.com>

Dear Glen
Please see email from noise officer below.

Anthony Hayes
Senior Consultant

Bickerdike Allen Partners LLP
121 Salisbury Road, London, NW6 6RG
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Fax: +44 (0) 20 76250250
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From: Priddle, Nick <Nick.Priddle@camden.gov.uk>
Sent: 09 January 2019 09:57
To: Gentet, Matthias
Cc: Anthony Hayes
Subject: RE: Karma Bakery 13 South End Road (2018.3522.P)

Hi Matthias

Post-remediation Rooftop Noise Assessment (Ref AA9899_RO8_1) dated 27th November 2018

Plant noise criterion - 5dB or more below background noise under façade conditions (DP 28 agreed by LBC)

Following a meeting on 8/1/19 with Anthony Hayes, the acoustic consultant with BAP, I have a clearer understanding of the complexities associated with this case. A review of the LBC Complaints Database indicates the Council has no record of noise (airborne or structure borne) or odour complaints after the objections associated with Planning Application 2015/2582/P.

The noise assessment above indicates post mitigation, noise levels from the from the Bakery's roof top plant impacting the nearest or most affected noise sensitive receptors (NSRs) complies with the plant noise criterion (DP 28). This can be interpreted as the noise impact on the nearest noise sensitive receptor (11 South End Road) corresponding to an Amber Effect Level when referring to Camden's Noise Policy for fixed plant (Appendix 3 – Local Plan 2017), which aligns with LOAEL to SOAEL in terms of NPPF. Furthermore, the noise impact on the other two NSRs assessed correlates to a NOEL. On that basis the level of plant noise from the application site is considered acceptable.

Best regards

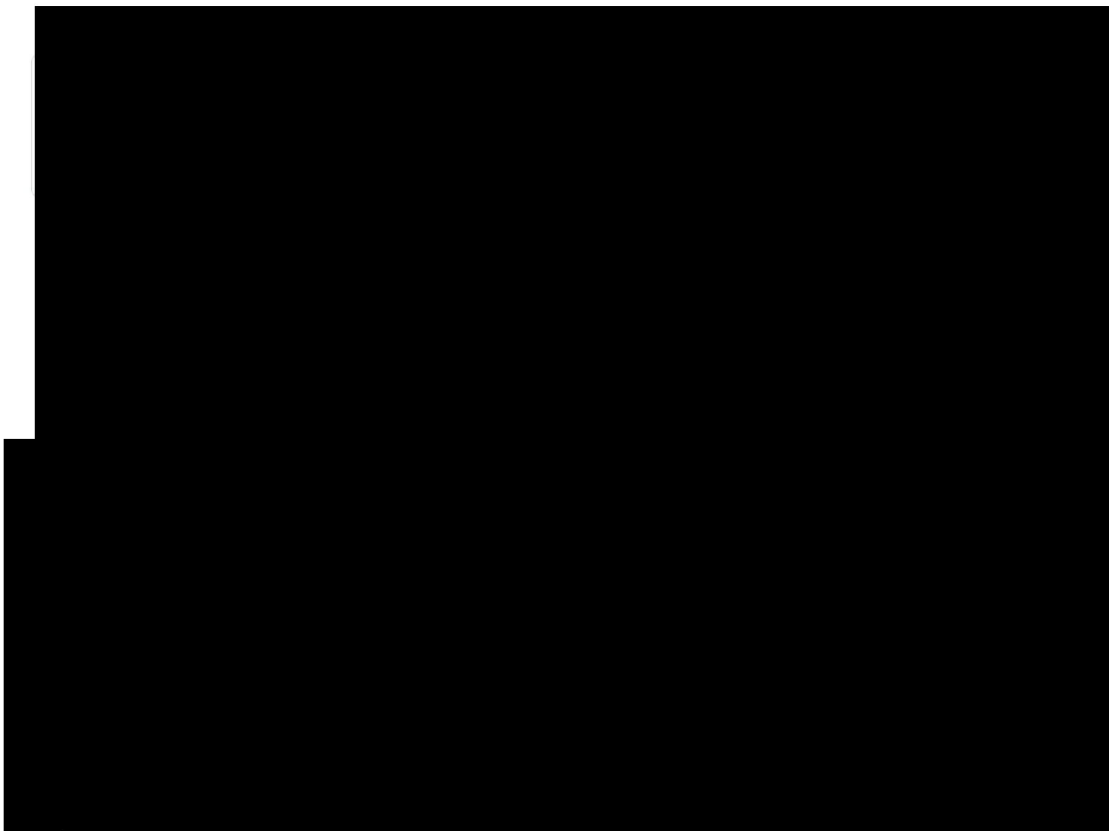
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Nick Priddle BSc (Hons) MSc AIEMA MIOA
Noise Officer

Telephone: 0207 974 4054



Fw: Karma Bakery 13 South End Road (2018.3522.P)



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