

Application ref: 2019/0199/P  
Contact: Matthias Gentet  
Tel: 020 7974 5961  
Date: 28 February 2019

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

Phone: 020 7974 4444

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

Bonnystreet Planning Limited  
41A Birdhurst Rise  
London  
CR2 7EJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Karma Bakery**  
**13 South End Road**  
**London**  
**NW3 2PT**

Proposal:

Installation of 2 x extractor flues and 1 x air conditioning (AC) unit to roof of rear extension in connection with existing bakery. [Retrospective].

Drawing Nos: Planning Statement with Important Disclaimer (14/01/2019);  
A9899\_R08\_1 - Post Remediation Noise Assessment (27/11/2018); 1069r2 - Odour  
Assessment - 27/07/2015; Site Location and Block Plans; PP-07546551-DWG-01 &  
PP-07546551-DWG-02.

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

Condition(s) and Reason(s):

- 1 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Planning Statement with Important Disclaimer (14/01/2019); A9899\_R08\_1 - Post Remediation Noise Assessment (27/11/2018); 1069r2 - Odour Assessment - 27/07/2015; Site Location and Block Plans; PP-07546551-DWG-01 & PP-07546551-DWG-02.

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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

Informative(s):

- 1 Reasons for granting permission.

The current application follows two previously refused applications at the site reference: 2015/2582/P and 2018/3522/P dated 23/12/2015 and 03/01/2019 respectively. The previous applications were both refused for the failure of the applicant to demonstrate, by way of a suitably comprehensive acoustic survey and noise impact assessment, that the cumulative impact of the unauthorised and pre-existing plant equipment, when operating together at full capacity, would be capable of doing so without causing harm to local amenity by way of noise and disturbance.

The submitted Acoustic Report has been assessed by the Council's Environmental Health Officer, who also attended a meeting on site with the applicant's acoustic consultant on 08/01/2019, and has confirmed that the level of plant noise emanating from the application site complies with the Council's noise standards and is considered acceptable. Similarly, the submitted Odour Assessment demonstrates that odours from the site would be sufficiently controlled to protect neighbouring amenity and is therefore considered acceptable.

The proposed duct pipes are located away from the front edge of the rear flat roof with one situated near the centre and along the right hand side of the roof and the other in the far right hand corner of the roof area, against the back and side walls. The AC unit is set against the rear wall of the host building. Due to their discreet location and the presence of a small parapet bordering the flat

roof, the equipment would not be visible from Maryon Mews, and their size, design and fabric would ensure no harm is caused to the appearance of the host building or surrounding conservation area.

The site's planning and appeal history has been taken into account when coming to this decision. One objection was received following statutory consultation, and duly considered prior to making a decision. The concerns raised are summarised and addressed in a separate consultation summary.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the Draft London Plan 2017 (As Applicable); and the National Planning Policy Framework 2019.

- 2 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).
- 3 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.
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>

or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

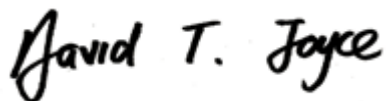
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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