

Application ref: 2019/3123/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 25 September 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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DESIGN TIME LTD  
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Leeds  
LS2 7EY  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted and Warning of Enforcement Action**

Address:

**52 Tottenham Court Road  
London  
W1T 2EH**

Proposal: Installation of new mechanical extract and AC unit to rear flat roof plus associated extract grille to shopfront (retrospective).

Drawing Nos: 6598-01 (Existing Details) & 6598-02 (Proposed Details). Design & Access Statement prepared by Change the Use. Noise Impact Assessment prepared by KP Acoustics dated 04/07/2019.

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 policy 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: 6598-01 (Existing Details) & 6598-02 (Proposed Details). Design & Access Statement prepared by Change the Use. Noise Impact Assessment prepared by KP Acoustics dated 04/07/2019.

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

- 4 Within 3 months of this decision, the acoustic mitigation measures set out in Section 6 of the acoustic report hereby approved (ref: 19377.PCR.01) shall be implemented and a revised noise report demonstrating the compliance of the external noise levels from the combined plant shall be submitted to and approved in writing by the Council. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity. The post installation noise assessment shall be carried out as required to confirm compliance with the acoustic mitigation measures set out in Section 6 of the acoustic report. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with policies A1, A4 and TC4 of the Camden Local Plan 2017.

- 5 Within 3 months of this decision, the plant and ventilation system and associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with policies A1, A4 and TC4 of the Camden Local Plan 2017.

- 6 Within 3 months of the date of this decision, details of the installation, operation, and maintenance of the odour abatement equipment and extract system shall be submitted to and approved in writing by the Council. Such details shall include the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the assessment of odour for planning 2018 by the Institute of Air Quality Management. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by cooking odour in accordance with policies A1 and TC4 of the 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.
- 3 Within 3 months of this decision, the acoustic mitigation measures, vibration isolators and odour control measure details will need to be submitted to Council for approval. If these details are not submitted to the Council within 3 of this decision, then Council's Enforcement Team will proceed with enforcement action.

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer