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The Savills logo consists of the word "savills" in a lowercase, sans-serif font. The letters are white and set against a solid yellow rectangular background.

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Dear Sir/Madam,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
FULL PLANNING APPLICATION FOR CONSENT OF PLANT EQUIPMENT
196-198 HAVERSTOCK HILL, LONDON, NW3 2AH**

We are instructed by Tish Restaurant, in accordance with Planning Guidance 6 for Amenity, to submit a new application to rationalise the previously consented rear roof plant arrangement and apply for additional plant at the rear of 196-198 Haverstock Hill, London, NW3 2AH.

The provision of plant equipment at the rear of the restaurant has been consented under two previous applications (ref. no 2018/4042/P and 2017/14741/P). This application seeks to secure consent for the relocation of some of the existing consented plant and installation of optimal plant on the consented rear extension of the building.

This application comprises the following information:

- This covering letter;
- Application form;
- Noise report, prepared by KP Acoustics; and
- Drawings as follows:
 - 125815-PL-EL-02 Rev P3
 - 125815-PL-EL-03 Rev PL5

The Site and Relevant Background

The application site comprises a single ground floor unit in Class A3 restaurant use, which is part of a five storey parade with ground floor commercial uses at ground floor level and four floors of Class C3 residential units above, called Allingham Court.

The restaurant fronts onto Haverstock Hill and is within a designated Neighbourhood Centre. The frontage is set well back from Haverstock Hill road. To the rear, the upper floors comprise a consistent building line, however the ground floor lacks cohesion. There are a number of different parapet heights and depths of the existing ground floor rear extensions. This is accompanied by a large amount of bin storage and plant units serving the commercial space to the front. The rear of the properties is accessed via a service road which has sufficient width for vehicles to pass parked cars and allow access to the garages, which are used storage.

The site is located within the designated Haverstock Hill Neighbourhood Centre. The prevailing character for the wider area is residential with complimentary commercial uses. Belsize Park tube station is located within

50m of the site to the south. Going north up Haverstock Hill is Hampstead Town Centre, which is served by a wider variety of commercial uses.

The site is not listed, nor is it located within a conservation area. The site benefits from a PTAL of 5, indicating very good access to public transport and is served by the Northern Line.

Planning History

The site has an extensive planning history as detailed below:

On 15 May 1992 planning permission (ref. 9100509) was granted for "*retention of a new shopfront as shown on unnumbered drawing*".

On 22 May 1992 planning application (ref. 9200156) was refused for "*change of use from retail to restaurant and bakery on ground and mezzanine floor, as shown on drawing nos. one and two*". The reason for refusal cited the use of part of the property as a bakery would have a detrimental impact on the amenity of neighbouring residents.

On 27 January 1993 planning permission (ref. 9201233) was granted for "*continued use of ground and mezzanine floor as cafe/ restaurant as shown on drawing nos. 1 and 2 and revised by letter dated 09.12.92*".

On 12 September 1996 planning permission (ref. 9602310) was granted for "*installation of new shopfronts with opening doors, as shown on drawing nos. 002/017/007, 002*".

On 15 November 2017 planning permission (ref. 2017/147421P) was granted for "*installation of planters to forecourt and canopy/awning to shopfront (Use Class A3)*".

On 17 November 2017 planning permission (ref. 2017/14741/P) was granted for "*erection of two storey rear extension and installation of plant*".

On 14 December 2018 planning permission (ref. 2018/4042/P) was granted for "*erection of single storey rear extension at ground floor level and relocation of existing plant to flat roof above*".

The Proposed Development

This Planning Statement supports an application for full planning permission for the development set out below:

'Relocation and installation of plant to flat roof above rear single storey extension'

Application ref no. 2018/4042/P provided details of the equipment necessary to operate the restaurant effectively. The new application is being submitted made to rationalise the previously consented rear roof plant arrangement and apply for additional plant to maintain the operating efficiency of the kitchen. This is particularly important in these challenging times for the hospitality industry.

On the side elevation of the rear extension, the only existing, consented piece of kit to be retained is the existing gas meter enclosure. The existing condensers on the side elevation are to be removed from this position and relocated onto the flat roof of the rear extension.

On the roof of the rear elevation, the existing, consented kitchen air handling unit and associated ductwork is to be retained, as is the existing kitchen extract fan and associated ductwork. The three existing condensers on the roof are to be retained and three are to be relocated from the positions consented under Application ref no. 2018/4042/P. There are also two new condensers proposed on the roof. In addition to the condensers, new kitchen supply and extract fans and ductwork incorporating the recommended attenuating measures as detailed

in the Acoustic report forming this part of this application. Further detail of this can be found on the submitted drawings.

Policy Context

In accordance with Section 38(6) of the Planning Compulsory Purchase Act 2004, any planning application for new development should be judged in accordance with the development plan, unless material considerations indicate otherwise.

National Planning Policy Framework

The revised National Planning Policy Framework (NPPF), published February 2019, sets out the Government's planning policies for England and how these are expected to be applied.

Paragraph 10 sets out that, at the heart of the Framework is a presumption in favour of sustainable development'. Paragraph 11 provides that *inter alia*, for decision making this means approving proposals that accord with a development plan without delay.

Development Plan Documents

The Development Plan comprises the following:

- The London Plan (2016);
- The Camden Local Plan (2017);
- The Site Allocations Document (2013).

In terms of other material considerations, Camden have a number of Planning Guidance documents (CPGs) and due regard will be given specifically to CPG Amenity and CPG Amenity . NPPF and NPPG are also material considerations.

Planning Considerations

Noise Impact

Policy A4 of the Local Plan states that the Council will seek to ensure that noise and vibration is controlled and managed. The Council will "*only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity*"

As stated previously, the two previous consents have already established the acceptability of plant at this location, with noise impact being taken into consideration. The Noise Report submitted with this application sets out that acoustic silencers will be installed to ensure that the noise generated is 10dB below the measured existing background noise level and so meet Camden's noise criteria. As such, the plant would have no detrimental impact on the neighbouring residential occupiers in terms of noise.

Visual Impact

Local Plan Policy A1 sets out how the council will manage the impact of development and states the Council will seek to protect the quality of life of occupiers and neighbours. The Council will consider issues such as visual privacy and outlook in assessing planning applications.

The application seeks secure consent for the rationalisation of the previously consented rear roof plant arrangement and consent for additional plant and where it is located on the extension. The plant is located predominantly on the flat roof above the rear extension. It does not increase the height of the building and would not be more visually intrusive than previously consented plant above the rear extension or plant on

adjacent properties. There are no public views of this part of the property and private views of the rear of the building are very limited.

Overall, it is considered that the proposal would not result in any visual harm to the locality.

Summary

Overall, the application proposal for plant equipment will not result in any adverse visual or other amenity impacts. The application proposal is essential to support the effective and efficient use of 196-198 Haverstock Hill as a restaurant.

We trust you have all the necessary information to register, validate and determine the planning application. Please feel free to contact myself or my colleague, George Daniel (0207 330 8691) of these offices in the first instance if you have any queries or would like to discuss.

Yours sincerely

A handwritten signature in black ink, appearing to read "MR", written in a cursive style.

Matt Richards
Director