

Giles Building Kitchen Exhaust Planning Permission

Applicant Contacts:

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2) Background

- The applicants are residents and purchased the demise for the leasehold at Flat 2 Giles Building, part of the Upper Hampstead Walk estate in 2016.
- The applicants had previously rented the flat since 2009.
- The Giles Building is a Grade II listed building, constructed approximately 1860 with significant additions made in 1996 in conversion to residential flats.
- The master leasehold for the estate is for a term of 999 years, beginning in 1996; 975 years remain on the leasehold and the demise to the flat.
- The estate lease would require additional permission from the estate to perform works on the building; this has not yet been sought.
- The current wall is part of the 1996 conversion, so it is hollow-centre with two brick layers on each side.
- This wall is not easily visible from any public walkway. It faces the garden and the adjacent Rotunda Building, of which only two residential flats can see the entire wall. They cannot see the ground floor level except when on their balcony.
- At present, the hob has no external exhaust so when smoky cooking occurs, the flat tends to accumulate smoke despite the window and a small fan is required to quickly clear the air.
- As part of a kitchen refurbishment, the applicants seek to install an exhaust vent for a replacement extractor fan above the hob to allow external ventilation for the extractor fan.
- The applicants have begun discussion of the works with qualified professional builders as part of the general kitchen refurbishment.

3) The works

- The builders have proposed removing a brick in the external wall to allow for an external exhaust.
- The vertical position of the vent would likely be done at the same level as the gas boiler vent for aesthetic purposes (approximately 9' from ground level).
- The builders will proceed with the style of ventilation that best suits the building as per the direction from Camden, otherwise the estate management company.

- The existing exhaust vents for the gas boilers are round, but not standard across the flats.
- For aesthetics the applicants have proposed a brick-shaped coloured ventilator may be preferable to suit the building in the least obtrusive way.
- Please see attached proposed types of extractor vent styles.

4) Impact

- There is no anticipated negative impact to other residents.
- Currently cooking is vented through the window so it is unlikely to have a material effect to other residents compared to the present ventilation situation.
- The works will be completed by a licensed builder to ensure professional installation and no other damage to the exterior.

5) Summary

- The applicants wish to petition for approval to install the vent exhaust.