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Our Ref: 202072/ABP/OP

Regeneration and Planning Supporting Communities
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

23 October 2020

Dear Sirs,

43 THEOBALD'S ROAD, LONDON, WC1X 8SP

RETROSPECTIVE APPLICATION FOR FULL PLANNING PERMISSION UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 FOR EXTERNAL ALTERATIONS IN RESPECT OF REFURBISHED AND REPLACEMENT KITCHEN EXTRACTION AND VENTILATION SYSTEM TO ALLOW FOR THE CONTINUED USE OF THE PROPERTY AS A TAKEAWAY – PLANNING PORTAL REF. PP-09186068

I am pleased to confirm that I have submitted the above application via the Planning Portal on behalf of my client, Papa John's (GB) Ltd (hereafter 'the applicant').

Formal Documentation and Supporting Material

The application comprises the following formal documentation and supporting material:

- Completed Application Form;
- Completed Ownership and Agricultural Land Declaration Certificate;
- Completed Community Infrastructure Levy Questions;
- Planning Application Fee of £234 – paid by credit card;
- This Letter – it provides the Planning Statement of Case;
- Location and Block Plans;
- Existing Floor Plans and Elevations;
- Proposed Floor Plans and Elevations; and,
- Proposed Extraction System and Plant Document.

Planning Statement of Case

By way of context, the application site was formerly a fish and chip takeaway before a Papa John's pizza takeaway and home delivery store. The application site also lies wholly within the Bloomsbury Conservation Area. The Bloomsbury Conservation Area Appraisal and Management Strategy (BCAAMS), which was adopted by Camden Council in April 2011, defines the special interest of the Conservation Area in order that its key attributes are understood and can be protected, and that measures are put in place to ensure appropriate enhancement. Amongst other things, it suggests "*Where appropriate the Council will have regard to the feasibility of installing air-handling equipment so that the position, particularly in visually sensitive locations and in the proximity of residential accommodation, will protect local amenity and preserve the appearance of the Conservation Area.*" (Para 5.42).

The proposed external alterations include refurbishing the extraction flue on the rear elevation, relocating its position from where it exits the rear flat roof from a corner of a lightwell to one side of a rooflight, installation of an air intake compressor to the other side of the rooflight, installation of a condenser unit next to the south side of the rooflight, and covering over most of the lightwell to form an access hatch to the rear flat roof.

Given the property is located within the Bloomsbury Conservation Area, the applicant has decided to refurbish the existing extraction flue. Apart from the lower part where it exits the building, its visual appearance is the same as before the works were carried out and no part is closer to the first-floor flat. In fact, the lower part is now located further away from the first-floor flat. Additionally, locating the other equipment to either side of the rooflight means it has minimal impact on the appearance of the Conservation Area. Locating the condenser unit adjacent to the rooflight means bulky visual intrusions to the host building are avoided. Overall, it is considered that the refurbished and replacement plant and equipment will preserve the appearance of the Bloomsbury Conservation Area so is in accordance with Policy D2 of the Camden Local Plan. It therefore follows that the proposal is also in accordance with the BCAAMS.

The Proposed Extraction System and Plant Document demonstrates how the refurbished and replacement extraction and ventilation system accords with DEFRA guidance and will not generate adverse environmental effects. It is therefore considered that the proposed development will not harm the amenity and quiet enjoyment of adjoining occupiers and nearby residents and accordingly, the scheme is in accordance with Policies A1 and A4 as well as amenity policies set out in the National Planning Policy Framework (NPPF) (Para 180).

Conclusion

Given the refurbished and replacement ventilation and extraction equipment will preserve the appearance of the Conservation Area and is in accordance with current industry standards, as governed by DEFRA, the proposed development will be in accordance with Policies D2, A1 and A4 of the Local Plan, Para 180 of the NPPF and the Bloomsbury Conservation Area Appraisal and Management Strategy.

It is therefore respectfully suggested that planning permission should be granted for the proposed development.

In the meantime, I trust the application will be validated at your earliest convenience, however, please do not hesitate to contact me should you have any questions.

Yours faithfully,



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For and behalf of Sanderson Weatherall LLP

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