

Application ref: 2020/3277/P
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Date: 12 January 2021

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

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MZA Planning
14 Devonshire Mews
Chiswick
London
W4 2HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29 Tottenham Street
London
W1T 4RP

Proposal:
Alterations to and enlargement of rear ventilation extract duct.
Drawing Nos: IDC016556 Rev A, IDC016557 Rev A, Plant noise assessment ref:
10245.RP01.PNA.0, OC innovations odour control manufacturer brochure

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 The development hereby permitted shall be carried out in accordance with the following approved plans: IDC016556 Rev A, IDC016557 Rev A, Plant noise assessment ref: 10245.RP01.PNA.0, OC innovations odour control manufacturer brochure

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

- 3 Prior to operation of the new duct hereby approved, details shall be submitted to and approved by the Council of the installation, operation, and maintenance of the odour abatement equipment and extract system, including 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 its use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the site and surrounding premises is not adversely affected by cooking odour in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Prior to operation of the new duct hereby approved, details shall be submitted to and approved by the Council of the external noise level emitted from all plant and of the mitigation measures as specified in submitted 'RBA Acoustics report' Ref: 10245.RP01.PNA.0 dated 26 June 2020. Noise levels shall meet the minimum Amber noise criteria set in The Camden Local Plan, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to operation of the new duct hereby approved, plant or equipment and 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The new flue would replace an existing one and would of a similar appearance to the existing and other flues in the terrace grouping (on Charlotte Street). A flue is required to service the commercial kitchen of the ground floor restaurant of the subject building. The flue would be appropriately sited on the rear of the building and would not obstruct any residential windows.

There are no clear views of the rear of the subject property from the public realm and as such it is not considered that the proposed replacement flue would form a visually obtrusive feature. The design, scale, siting and materials would be in keeping with what has been established on the host property,

terrace grouping and wider conservation area, and as such the character and appearance of the building and conservation area would remain preserved.

The new flue would vent fumes upwards above the eaves of the subject property and away from any neighbouring habitable residential windows. The application has been reviewed by the Council's environmental health team who raise no objection subject to pre-commencement conditions requiring the submission of further noise and odour mitigation details in addition to a condition requiring the installation of anti-vibration measures. As such it is considered that the new duct would not adversely affect the amenities of adjoining residents in terms of noise, fumes, light or outlook.

One objection was received prior to the determination of this application. This and the planning history of the site have been taken into account when coming to this decision.

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 D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, the Publication London Plan 2020 and the National Planning Policy Framework 2019.

- 2 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.
- 3 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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).

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer