

AC/P07949
22nd January 2021

London Borough of Camden
Regeneration and Planning
5 Pancras Square
London
N1C 4AG

Dear Sir/Madam

64 GOODGE STREET, LONDON, W1T 4NF
APPLICATION FOR PLANNING PERMISSION FOR A NEW KITCHEN EXTRACT DUCT AND
THREE CONDENSER UNITS
PLANNING PORTAL REF: PP-09393175

On behalf of our client, Shaftesbury CL Limited, we write in support of a planning application for full planning permission to install a new kitchen extract duct and condenser units on the rear first floor roof level of 64 Goodge Street ('the site').

In support of this application, the following documents and forms have been submitted electronically online via the Planning Portal:

- Planning Application Forms – *prepared by Rolfe Judd Planning;*
- Existing and Proposed Plans – *prepared by Fresson & Tee Architects;*
- Environmental Noise Assessment – *prepared by QuinnRoss; and*
- Mechanical Services Ventilation Layout Plan – *prepared by QuinnRoss.*

The requisite application fee of £234.00 has been paid electronically online via the Planning Portal.

Site Location

The application site is located on the northern side of Goodge Street. The property currently comprises a travel agent (Class E, formerly A1) on the ground and basement floors, dentist surgery (Class E, formerly D1) on the first floor and residential accommodation (Class C3) on the second and third floors. The property is not listed however it is located within Charlotte Street Conservation Area and Central Activity Zone (CAZ).

The surrounding area comprises a mixture of uses, consisting predominately of retail and restaurant use at ground floors, and commercial office or residential use on upper floors. Within close proximity of the application site is the extensive redevelopment of the former Middlesex Hospital.

This application relates to the single commercial unit at basement and ground floor level of the building which is currently occupied by a travel agent 'Flight Centre'. These works are proposed to ensure that the use of the Class E unit as a restaurant can be operated with plant extraction in place.

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Relevant Planning History

The site has a limited planning history on the Council's website. This includes:

62-64 Goodge Street

- 2015/2299/P - *Subdivision of the existing third floor flat to create two residential units comprising 1 x studio and 1 x 1 bed flats including reconfiguration of existing two flats at second floor level* – Granted 9th June 2005
- 9200784 - *Continued use of the first floor as a dental surgery with ancillary residential accommodation as shown on A4 size drawing numbered Plan B* – Granted 27th January 1993
- PS9602414 - *Change of use of the ground and basement floors from retail use to use as a dental surgery within class D1, as shown on drawing number 1104/01/P and site plan* – Refused 27th February 1997

Most recently, an application for full planning permission and advertisement consent was submitted to London Borough of Camden on 22nd December 2020 for the installation of a new foldable shopfront at ground floor level, including a replacement projecting sign. These works are required to provide greater flexibility for the unit, such as ventilation, which is imperative during the current Covid-19 Pandemic.

The Proposal

This application seeks planning permission to undertake external alterations to the building, including the installation of a new kitchen extract duct system and roof plant.

As the use of the unit as a restaurant falls within the same use class as the existing occupier (Class E), the proposed change of use does not constitute development. Planning permission is only required for external alterations to install the servicing equipment to support the operation of the restaurant, and to ensure there is no demonstrable harm from the introduction of plant in this location.

The kitchen extract fan and duct will run over the first floor roof level and up the rear elevation of the building, extracting at roof level. The duct has been designed to avoid the windows on the rear elevation of the property will return up the slope of the roof and terminate with vertical exhaust, similar to the duct serving the adjacent property at 62 Goodge Street. The duct will be galvanised steel fixed carefully into the brickworks and will be finished in a brown powder coat colour to match the duct at 62 Goodge Street.

Three condenser units are also proposed at rear first floor roof level; two units for heating and cooling and one fridge condenser unit. Specifications for these units are provided within the Environmental Noise Report prepared by QuinnRoss Consultants Ltd.

The proposed extract system and plant has been reviewed by QuinnRoss who have recommended a number of acoustic attenuation measures to ensure an appropriate noise environment is achieved. In this case, the extract fan will be located within an acoustic enclosure formed of 100 mm deep acoustic panelwork, and the ductwork will be attenuated with acoustic insulation. The three condenser units will similarly be housed in a purpose built acoustic enclosure designed by Environ

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Technologies Ltd and will be resiliently mounted to minimise the potential effects for noise and vibration.

The cooling/heating condenser units and extract fan will operate from 7am-12am 7 days per week and the fridge condensing unit will operate 24 hours per day, 7 days per week.

To improve the appearance at the rear of the property, it is also proposed to remove the redundant condenser unit on the rear roof level currently serving Flight Centre which will be replaced by the new units.

Please see the submitted drawings from Fresson & Tee Architects and photographic schedule for further details.

Planning Policy Considerations

Local Plan Policy A1 seeks to manage the impact of development to ensure that the quality of life of occupiers and neighbours is protected, and mitigation measures are provided where necessary. Factors relevant to this proposal include outlook, noise and vibration levels, and odour.

With regards to outlook and amenity, the duct has been positioned to avoid any windows on the rear elevation, ensuring that outlook is not adversely obscured. The extract and condensers will be located at rear roof level, which is an appropriate location for mechanical equipment of this nature. The first floor level of the building is occupied by a dentist, meaning that the second and third floor flats will have outlook towards the North West over the rear roof level, ensuring that outlook from these upper level units remain acceptable.

The extraction system has been designed to terminate above roof level to avoid all surrounding residential properties. This will ensure that any kitchen odours extract above the building, away from all windows on the rear elevation, avoiding any impact of odours emitted from the extract fan on residential amenity.

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

An Environmental Noise Assessment has been prepared by QuinnRoss Consultants Ltd to address the likely noise levels associated with the proposed plant. A 24 hour background noise survey was undertaken on 2-3rd December 2020 to determine the prevailing noise levels for the site. The anticipated noise levels have been taken from a distance of 1m from the nearest noise sensitive receptor (being the first floor window of the dentist overlooking the rear roof). In order to comply with Camden's noise and vibration thresholds, a number of mitigation measures are proposed, including acoustic enclosures and acoustic insulation for all plant and ducting. All plant will be resiliently mounted to reduce vibration. Based on the proposed plant and extract specifications and recommended mitigation measures, it is concluded in the report that local authority requirements will be achievable, thus ensuring an appropriate noise environment for surrounding residents. A condition of consent is offered requiring plant and acoustic mitigation measures to be in accordance with the specified noise emission limits set out in the QuinnRoss report.

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Local Plan Policy D1 (Design) seeks to ensure high quality design in development, which respects local context and character, preserves the historic environment, comprises details and materials that are of high quality, and of most relevance, carefully integrates building services equipment. This includes ensuring that any required servicing equipment or ducting is contained within the envelope of a building, or located in a visually inconspicuous position.

The proposed servicing equipment will be located at the rear of the site, with no visibility from the street, ensuring the duct and plant is fully screened from any public vantage point. A brown powder coat finish is proposed to match the brickwork to which the duct will be mounted, and will be the same colour as the duct servicing the adjacent property at 62 Goodge Street. The proposed duct has therefore been sensitively designed to ensure it does not detract from the visual amenity of the residential uses close by. The new kitchen extract and condenser units will be located within acoustic enclosures, and will be discreetly located at low level on the rear roof to protect the existing character and appearance of the building.

Local Plan Policy D2 (Heritage) states the Council will require that development within a conservation area preserves or, where possible, enhances the character or appearance of the area. The proposal will not have any material impact upon the existing character or appearance of the building and wider context of the Charlotte Street Conservation Area as the duct and plant equipment will only be visible at the rear of the surrounding properties, with no visibility from the road or any public vantage points.

Notwithstanding the above, the installation of new servicing equipment will facilitate the conversion of the ground floor and basement unit from retail use to restaurant use (both Use Class E). In light of the on-going Covid-19 pandemic, this will allow the unit greater flexibility to change use to respond to market demands and ensure the continued vitality and viability of the wider local area, in accordance with Local Plan Policy TC4 (Town Centre Uses).

In the context of the aforementioned policies, the proposed building alterations for a new extract duct and roof plant to service the ground floor commercial unit can be considered supportive of those Local Plan policies.

Summary

This application seeks full planning permission for the installation of a new duct and roof plant at 64 Goodge Street. As outlined above, the proposed servicing equipment will be appropriately located and designed to ensure the wider Conservation Area is not impacted, and will adequately equip the future restaurant operator with the required condenser units and a suitable sized extract duct which expels at roof level in accordance with best practice guidance.

We trust that the enclosed information is sufficient for you to validate our client's planning application and we look forward to a swift and positive outcome. Should you require any further information and would like to arrange a site visit please do not hesitate to contact the undersigned.

Yours faithfully

Ailish Collins

For and on behalf of
Rolfe Judd Planning Limited