

Application ref: 2020/4475/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 26 January 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Delta Bravo Group Ltd
Academy House
403 London Road
Camberley
GU15 3HL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Shop And Premises At Basement And Ground Floor
1 Parkway
London
NW1 7PG**

Proposal: Installation of air intake grille and extract vent to rear.

Drawing Nos: Site Location Plan DB468-LP, EX01, EX02, EX03, BP A, GA05, GA06, EL07, SEC08. Plant Noise Assessment Report 20/0387/R1, T4 Tea Sense Access Statement, T4 Mechanical Doc Sept 2020. T4 Sense Ltd Planning Design and Access Statement.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan DB468-LP, EX01, EX02, EX03, BP A, GA05, GA06, EL07, SEC08. Plant Noise Assessment Report 20/0387/R1, T4 Tea Sense Access Statement, T4 Mechanical Doc Sept 2020. T4 Sense Ltd Planning Design and Access Statement.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, 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.

Informatives:

- 1 Reasons for granting permission:

This application seeks permission for the installation of an air intake grille and extract vent to be utilised by the business at the host premises in the regular boiling of water for the purpose of making Tea. No other cooking is to take place on this site.

Both the air intake grille and extract vent shall be positioned to the rear of the property within the enclosed courtyard space and shall not be visible from the public realm. The air intake grill shall be fitted within an existing top light opening on the ground floor. The extract vent shall be positioned within an existing basement roof-light opening, and shall be made weather tight. No new openings shall be required as part of these works.

Due to the position of the installation within an internal courtyard at low level, the proposed works are not considered to have any negative impact on the character of the conservation area.

The Council Noise Officer has been consulted on the proposed installation and

suggested conditions, which have been agreed by the applicant and included within this decision in order to protect any nearby residential amenity from potential noise nuisance.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account.

As such, the proposed development is in general accordance with policies A1, A4, CC4, D1, D2, E1, E2 and TC4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, the London Plan (Intend to publish) 2019 and National Planning Policy Framework 2019.

- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 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).
- 4 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.

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