

Application ref: 2020/4671/P
Contact: Tony Young
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 23 March 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

101 Architecture+Design
Bristol

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1-3 Denmark Street
London
WC2H 8LP**

Proposal:

Installation of extract flue on rear elevation rising from basement to roof level, and an external air conditioning condenser unit and air extract/intake louvres in rear basement lightwell. Shopfront alterations.

Drawing Nos: Site location plan; (101_DRG_)A1.0 rev D to A1.5 rev D (inclusive), A1.6; A3.0 rev D, A3.1 rev A, A3.2 rev D to A3.4 rev D (inclusive), A3.4 rev B, A3.5 rev A, A3.6, A3.7; 015100/001 rev B; 20177/001 rev A; Noise Impact Assessment from Venta Acoustics (ref. VA3341.200729.NIA) dated 22/09/2020; Odour Impact Assessment from Redmore Environmental (ref. 3890r1) dated 31/07/2020; Design and access statement from 101 Architecture+Design received 09/10/2020.

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 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 policies 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; (101_DRG_)A1.0 rev D to A1.5 rev D (inclusive), A1.6; A3.0 rev D, A3.1 rev A, A3.2 rev D to A3.4 rev D (inclusive), A3.4 rev B, A3.5 rev A, A3.6, A3.7; 015100/001 rev B; 20177/001 rev A; Noise Impact Assessment from Venta Acoustics (ref. VA3341.200729.NIA) dated 22/09/2020; Odour Impact Assessment from Redmore Environmental (ref. 3890r1) dated 31/07/2020; Design and access statement from 101 Architecture+Design received 09/10/2020.

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, with any mitigation measures as stated in the accompanying Noise Impact Assessment from Venta Acoustics (ref. VA3341.200729.NIA) dated 22/09/2020, 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 first use, all approved machinery, plant or equipment shall be provided with acoustic isolation and anti-vibration measures as necessary and outlined in the Noise Impact Assessment from Venta Acoustics (ref. VA3341.200729.NIA) dated 22/09/2020, and in accordance with the scheme hereby approved, and thereafter shall be permanently retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding 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.

- 6 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of a suitable cleaning schedule and/or maintenance

contract for the extract system and odour control system. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

- 7 The colour of the proposed external extract flue hereby approved shall be black in colour with a matt finish.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 The applicant's attention is drawn to the need to remove all plant, machinery

and/or equipment hereby approved from the relevant external parts of the building as soon as reasonably practicable when no longer required in order to minimize the impact on the appearance of the building and local environment.

- 5 The applicant's attention is drawn to other matters shown or referred to in the approved drawings/documents relating to the placing of tables and chairs, and/or other furniture, outside the premises and on the public highway. This does not form part of this permission, and in this regard, the applicant is reminded of the need to obtain the necessary written permission/consent of any owner(s) of the land as necessary prior to their siting/placement.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer