

Application ref: 2021/0345/P
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Dr Sayeda Abu-Amero
Hiba Street
10 Tottenham Street
London
W1T 4RD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
10 Tottenham Street
London
W1T 4RD

Proposal:
Installation of an extract duct on the rear and side elevations.
Drawing Nos: 27_01_existing and proposed plans; 27_02_existing and proposed rear elevations; 27_03_existing and proposed east elevations; Design and Access Statement V 2.2 (dated 08/12/2015); Acoustic report by KP Acoustic Ltd (Ref: 22361.PCR.01)

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: - 27_01_existing and proposed plans; 27_02_existing and proposed rear elevations; 27_03_existing and proposed east elevations; Design and Access Statement V 2.2 (dated 08/12/2015); Acoustic report by KP Acoustic Ltd (Ref: 22361.PCR.01)

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

- 4 Before the use commences, the extract ventilating system shall be provided with acoustic isolation and anti-vibration measures in accordance with the recommendations of the acoustic report hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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 use, plant and ducting 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 application relates to the installation of a new extract duct rising up the entire height of the rear side elevation of this four-storey plus basement and attic building. The ground and basement floors at the site are used for a restaurant whilst the upper floors are occupied as 4 self-contained flats. The intention is to replace the existing poorly located duct at ground floor level which currently creates a fume nuisance to neighbours above.

The extract duct will be positioned on the rear and side (east) elevations and

will serve the basement kitchen area and run up the side of the building, discharging 1.2m above roof level. It should be noted that a similar flue was approved at the site under application ref: 2015/4374/P, and therefore the principle of a flue in the location has already been accepted.

The acoustic report confirms that the closest noise sensitive receiver is a first-floor residential window located approximately 2.5m from the proposed horizontal element of the duct and will be exposed to breakout noise emissions from the proposed duct. The closest receiver to the duct termination point will be the top floor window of a residential unit which is located approximately 2m away, which will also be exposed to breakout noise emissions. The calculations contained in the acoustic report demonstrates that the proposed plant should not have any adverse impact on the nearest receivers, provided that the noise strategy contained in the acoustic report is adhered to in terms of providing adequate acoustic silencers and anti-vibration mounts to mitigate against noise and vibration. Conditions are attached to ensure this.

Odour control will be dealt with via incorporation of an appropriate filtration (pre-filter and carbon filter). This, together with the duct extracting at roof levels, will mitigate against cooking smells and fumes and would therefore not have any detrimental impact on existing residential amenity. There would be no loss of light or outlook from the proposed duct.

Although the duct would be readily visible from the public realm within Whitfield Gardens and the rear of some of the residential properties, it is proposed to be located on the secondary facades of the building where such service runs and pipework would traditionally be located. It would match an identical flue in this position at no.12 next door. Overall, it is considered that there is a net public benefit of providing a proper ventilation duct to protect neighbouring residential amenity while allowing the property to continue in its current use. This can be weighed in favour of the proposed development compared with the slight disadvantage of the proposal in visual terms compared with the current low level ducting. It is not considered that the development would cause harm to the character and appearance of the Charlotte Street Conservation Area.

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.

No objections were received following the public consultation process. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The development also accords with the National Planning Policy Framework 2019 and the London Plan 2021.

- 2 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).

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 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, 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



Daniel Pope
Chief Planning Officer