

T 01376 538532  
M 07825 633575  
F 01376 563240  
E [ian.coward@collinscoward.co.uk](mailto:ian.coward@collinscoward.co.uk)

Ref: IC/2497

**VIA PLANNING PORTAL**

July, 2021

Head of Planning  
London Borough of Camden

Dear Sir/Madam,

**APPLICATION FOR OPERATIONAL DEVELOPMENT PURSUANT TO RESTAURANT USE  
OF 189, CAMDEN HIGH STREET, LONDON, NW1 7BP**

**Introduction**

**Application for planning permission**

We submit an application in respect of the above site for development described as follows:

**"Kitchen extract infrastructure to include supply fan, air handling unit and condensers, removal of existing ATMs on each elevation and make good, new door and new red ACM fascia strip".**

The property lies at the junction of Parkway and Camden High Street opposite the tube station in a central town centre location.

It is currently vacant albeit its previous use was by RBS Bank: it is understood that it has been vacant for well over a year (perhaps even longer) at the time of submitting this application.

The proposal is for a new restaurant with customer dining at ground floor and first floor.

This use falls within Class E of the Use Class Order so a change of use is not required or applied for.

The application is for operational works in order to facilitate the new restaurant use.

The operational development which is the subject of this application is as follows:

- New red ACM strip on the fascia for the majority of both frontages to Parkway and the High Street, it is noted that there was a pre-existing fascia in the same location associated with the former bank use;
- A replacement door on the ground floor splay entrance;

- Loss of existing ATM openings on both elevations and making good;
- [ the plans also confirm that the existing stonework is to be cleaned; graffiti removed and windows cleaned, painted and replaced where necessary; these works do not require planning permission but are part and parcel of the occupation of the property by the restaurant use].
- In respect of the kitchen extract ducting and comfort cooling the proposals are as follows:
  - Extract infrastructure to include duct, cowl and associated fan on the north (rear) elevation
  - 2 x further vertical discharge condensers, 2 x chiller and freezer condensers, kitchen supply fan with heating and cooling
  - air handling unit for restaurant intake at low level deck together with attenuators

## Planning history

In respect of the relevant planning history we confirm the statutory register records the following applications:

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2012/1782/A	189 Camden High Street London NW1 7BT	Display of 2 non illuminated fascia signs, 2 externally illuminated projecting signs and 2 internally illuminated ATM header panels to front and side elevations of existing bank (Class A2).	FINAL DECISION	10-04-2012	Granted
8802466	189 Camden High Street NW1	Installation of an auto teller machine on the Parkway facade of The Royal Bank of Scotland building as shown on drawing No.149-24A.	FINAL DECISION	11-08-1988	Grant Full or Outline Planning Permissn.
CA/162/P1	189 Camden High Street, Camden	189 Camden High Street, Camden (1) A double sided projecting sign, lettered "Brook Street Bureau Staff Agency" in red perspex and "Entrance in Parkway" in black perspex, all on an opal perspex panel and internally illuminated, to be affixed between the first floor windows in the Camden High Street frontage. Height 2'0" length 3'0", projection 3'5" and overall height 17'9". (2) A double sided projecting sign, lettered "Brook Street Bureau" in road perspex and "Office Staff Agency" in black perspex, all on an opal perspex panel and internally illuminated, to be affixed on the Parkway frontage. Height 2'0" length 3'0" projection 3'5" and overall height 12'0". (All in accordance with the plan submitted.)	FINAL DECISION	02-07-1965	Permission

This reflects a history of approvals pursuant to the use of the property by the bank with signage and the installation of the ATMs which are now to be removed.

## **Planning policy**

The local level component of the statutory Development Plan comprises the adopted Local Plan, July 2017

It is noted that the site lies within the conservation area.

It is also acknowledged that the building is seen as making a positive contribution to the character and appearance of the conservation area as per the published appraisal.

In respect of the relevant policy context, Policy G1 concerns the delivery and location of growth.

Whilst the change of use is not required the operational development still facilitates the use of this building by a new restaurant: without it the restaurant is not able to go ahead and so this policy is tangentially relevant.

Policy A1 concerns managing the impact of development: it is a permissive policy and reads in totality as follows:

### **Policy A1 Managing the impact of development**

**The Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.**

**We will:**

**a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;**

**b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;**

**c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and**

**d. require mitigation measures where necessary.**

**The factors we will consider include:**

**e. visual privacy, outlook;**

**f. sunlight, daylight and overshadowing;**

**g. artificial lighting levels;**

**h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;**

**i. impacts of the construction phase, including the use of Construction**

**Management Plans;**

**j. noise and vibration levels;**

**k. odour, fumes and dust;**

**l. microclimate;**

**m. contaminated land; and**

**n. impact upon water and wastewater infrastructure.**

In addition, policy A4 is entitled “**Noise and Vibration**” and reads as follows:

**Policy A4 Noise and vibration**

**The Council will seek to ensure that noise and vibration is controlled and managed.**

**Development should have regard to Camden’s Noise and Vibration Thresholds (Appendix 3). We will not grant planning permission for:**

**a. development likely to generate unacceptable noise and vibration impacts; or**

**b. development sensitive to noise in locations which experience high levels of noise, unless appropriate attenuation measures can be provided and will not harm the continued operation of existing uses.**

**We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.**

**We will also seek to minimise the impact on local amenity from deliveries and from the demolition and construction phases of development**

The explanatory text from paragraphs 6.99-6.101 accompanies policy A4 and reads as follows:

**Plant and other noise generating equipment**

**6.99 Planning conditions will be imposed to require that plant and equipment which may be a source of noise is kept working efficiently and within the required noise limits and time restrictions. Air conditioning will only be permitted where it is demonstrated that there is a clear need for it after other measures have been considered (Policy CC2 Adapting to climate change). Conditions may also be imposed to ensure that attenuation measures are kept in place and are effective throughout the life of the development.**

**6.100 Emergency equipment such as generators which are only to be used for short periods of time will be required to meet the noise criteria of no more than 10dB above the background level (L90 15 minutes). During standby periods, emergency equipment will be required to meet**

**the usual criteria for plant and machinery. Conditions to this effect may be imposed in instances where emergency equipment forms part of the application.**

**6.101 Security alarms cause significant disruption to local amenity and wellbeing. Whilst security alarms would generally not require planning permission, we would strongly encourage developers and householders to install silent alarms or alarms with a maximum of a 20 minute cut out**

Policy D1 is entitled "**Design**", requiring amongst other matters that development respects local context and character and also that it preserves or enhances the historic environment and heritage assets as per policy D2.

The associated explanatory text includes paragraph 7.34 which reads as follows:

**Building services equipment**

**7.34 Building services equipment, such as air cooling, heating, ventilation and extraction systems, lift and mechanical equipment, as well as fire escapes, ancillary plant and ducting should be contained within the envelope of a building or be located in a visually inconspicuous position**

**Assessment**

The property makes a positive contribution to the character and appearance of the conservation area.

As noted it has been vacant for a long period of time now: this is not a positive scenario for such a large building in a prominent town centre location.

The building is characterised by good quality stone detailing.

This is simply being cleaned and made good but otherwise untouched.

The two ATM "cut-outs" as per the former bank use are to be removed and made good.

A small red ACM fascia is proposed on each of the main frontage elevations and this is a very modest feature and old images show the pre-existence of earlier versions of the same as below:



The operational works to the public face of the building are very modest and appropriate: being so modest they have a part neutral/part positive impact on the character and appearance of the conservation area.

The application principally concerns the infrastructure required to facilitate the restaurant use in terms of extract ducting as well as comfort cooling.

We have set out the policy context relevant to these matters above and the main test is perhaps that to be found at paragraph 7.34 which requires that this infrastructure is contained in the envelope of the building or else in a visually inconspicuous position.

The opportunity is provided by the site enabling the kit to be hidden in the rear elevation and this is best illustrated on the proposed first floor plan as well as the rear elevation plan which show two sets of this infrastructure in a very discreet position hidden from public view.

Full use is made of the hidden first floor roof space.

The site therefore lends itself to a restaurant use by providing an appropriate opportunity for the required infrastructure to be set in an inconspicuous position.

The application is also supported by a relevant noise assessment which concerns that with an appropriate attenuation the proposal is acceptable in this location.

For this reason the application accords with the relevant provisions of the Development Plan and also the sustainability credentials of the Framework.

Ian Coward from these offices is dealing with this matter.

Yours faithfully

**Collins & Coward**  
**encs**