

Design Statement

181 York Way, London, N7 9LN



Location: 181 York Way, London, N7 9LN

Proposal: Planning application for the installation of a new extract duct to rear of property

General Background:

The site is located on York Way, situated between Caledonian Road and Camden, and consists of a four storey building along an established parade. The basement and ground floor is a café/restaurant with A3 Use, whilst the upper levels are self-contained flats which have independent access via a door on Camden Road.

The building is not listed and not located within a conservation area.

Planning History:

A similar application was submitted and approved, with reference number 2016/6853/P, dated 30th June 2016

Proposal:

The application is for the installation of a new extract duct to rear of property. The proposed extract duct will include the most efficient elements on the market in order to limit the smells and noise emitted from the extract duct. Documents of the elements form part of this application.

The extract duct will facilitate a more varied food menu, which will boost the business, during these difficult times and the ever changing landscape.

The extract duct will be aesthetically more pleasing to the eye than other examples which can be found on neighbouring properties (at 177 and 19 York Way, respectively)

Conclusion:

To conclude, it is believed that the proposed extract duct will not adversely affect the neighbouring properties and will ultimately assist the restaurant. This, In turn will help the local community by preserving its vibrant environment.

NP – September 2021