

Application ref: 2021/2307/P
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Date: 18 November 2021

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

Phone: 020 7974 4444

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

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398 Edgware Road
London
W2 1ED

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
19 Chalk Farm Road
London
NW1 8AG

Proposal:
Installation of extract flue on ground floor rear elevation
Drawing Nos: 1 Rev 2, 2 Rev 2, 3 Rev 2, 4 Rev 2, 5 Rev 2, 6 Rev 2

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: 1 Rev 2, 2 Rev 2, 3 Rev 2, 4 Rev 2, 5 Rev 2, 6 Rev 2

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

- 3 Prior to commencement of development, details of anti-vibration measures shall be submitted to and approved in writing by the Council. The measures shall ensure that the ducting is mounted with proprietary anti-vibration isolators and fan motors are vibration-isolated from the casing and adequately silenced. 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Prior to first use of the duct hereby approved, details of noise levels shall be submitted to and approved in writing by the Council. Details shall include the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity. A post-installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to first use of the duct hereby approved, details of odour abatement shall be submitted to and approved by the Council. Details shall include the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with the 'Guidance on the assessment of odour for planning 2018 by the Institute of Air Quality Management. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

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 proposed flue would be of an acceptable design, scale and siting, and as such, would not significantly detract from the character and appearance of the surrounding area. It would be located on the rear elevation just above the ground floor rear wing of a commercial unit in a relatively utilitarian group of buildings. The proposed flue would be in close proximity to a similar existing

rear flue; it would be low rise, modestly sized and appropriately finished.

It is not considered to result in a significantly detrimental impact to residential amenity subject to conditions on noise levels. The flue would not obstruct any existing habitable windows so would not result in a loss of light or outlook and it would vent away from the rear of the building. The Council's Environmental Health pollution officer has reviewed the proposal and raises no objections subject to conditions being attached requiring the submission of further details on odour abatement, noise and vibration levels to ensure they meet Council standards, prior to the commencement of the use of the flue.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

- 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, 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 (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 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).

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 2021.

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