

Application ref: 2021/3423/P  
Contact: Miriam Baptist  
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Date: 22 December 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Lifeforms Design  
96 Regent Street  
Whitstable  
CT5 1JL  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**10 Charlotte Place**  
**London**  
**W1T 1SH**

Proposal:  
Installation of new kitchen extract ductwork and plant to roof and rear of building  
Drawing Nos: FR2021/001, A21.027-200, Kitchen Extraction and Ventilation System  
Proposed ref P11845663, Risk Assessment For Odour ref OD765987, Noise Impact  
Assessment ref VA3753.210708.NIA.

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 policy 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: FR2021/001, A21.027-200, Kitchen Extraction and Ventilation System Proposed ref P11845663, Risk Assessment For Odour ref OD765987, Noise Impact Assessment ref VA3753.210708.NIA.

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 shall be lower than the lowest existing 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 the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration 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 proposal is located in a row of shops and restaurants with residential apartments above. The proposed kitchen extraction and ventilation system would serve the restaurant on ground floor and it would include a duct on the rear facade. The ductwork and associated kit on the rear facade consist of an odour filtration unit, a kitchen fan unit, acoustica attenuator and it concludes with a high velocity discharge nozzle terminating 1000mm above eaves level.

A site visit confirmed the sheltered nature of the site of the proposal and surrounding facades where the ductwork and associated pieces of kit are to be situated. It is a restricted corner, neither visible from the public realm or from a great number of nearby properties. In terms of visual impact, the finished appearance was revised with a black painted finish, at the request of the Conservation Area Advisory Committee. This will mean that, rather than the originally proposed finish of galvanised steel, the proposal will be sympathetic

to its context, matching the guttering and other existing additions to the rear elevation. It is not considered to cause material harm to the appearance or visual amenity of the building or reduce neighbour outlook to a material degree.

In terms of environmental health impacts, i.e. noise and odours, the proposal is considered to comply with the Council's standards. The most affected noise sensitive receivers are expected to be the apartments above 10 Charlotte Place. Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014. The mechanical plant will include the extract fan motor located externally and the extract duct running up the rear of the building and terminating above eaves level. The supply fan will be located internally, and the supply grille will be at first floor roof level. The calculations show that the cumulative noise emission levels from the proposed plant have been adequately assessed and found to be compliant with the plant noise emission limits of the council, with necessary mitigation measures specified. The installation should not have an adverse impact on the nearest sensitive receivers. Appropriate conditions will be added to the permission to ensure the amenity of occupiers is not adversely affected in terms of noise or vibration.

In terms of neighbouring amenity, the proposal is not expected to have any significant negative impact in terms of loss of daylight, sunlight or privacy to surrounding properties. As stated, conditions will be added to ensure neighbour amenity is not adversely affected in terms of noise or vibration.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Consequently, the development complies with Policies A1, D1 and D2 of the Camden Local Plan 2017. It also complies with relevant policies in the London Plan 2021 and accords with planning principles set out in the National Planning Policy Framework 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 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.

- 4 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](http://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)

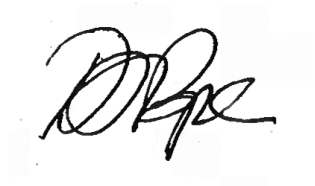
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer