

Application ref: 2021/1805/P
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Date: 6 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
www.camden.gov.uk/planning

Contemporary Design Solutions
46 Great Marlborough Street
London
W1F 7JW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29-33 Chalk Farm Road
London
NW1 8AJ

Proposal: Erection of new kitchen extract duct to the rear of building

Drawing Nos: 201150-A(GA)101, 201150-A(GA)151, 201150-A(SO)101, 201150-A(SO)151, 201150-A(SO)900, 201150-A(SO)011, 201150-A(GA)401, 201150-A(SO)401, Systemair_AR)500E4_sileo_Axal_fan, Plant Noise Assessment Technical report:R8990-01 Rev 1.

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 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: 201150-A(GA)101, 201150-A(GA)151, 201150-A(SO)101, 201150-A(SO)151, 201150-A(SO)900, 201150-A(SO)011, 201150-A(GA)401, 201150-A(SO)401, Systemair_AR)500E4_sileo_Axal_fan, Plant Noise Assessment Technical report:R8990-01 Rev 1.

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

- 4 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 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 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.

Informative(s):

- 1 Reasons for granting permission:

The subject site comprises commercial units on the ground floor and student accommodation on upper floors. The proposed works consist of a kitchen extract fan that will be located within the ground floor commercial unit and an external flue which will terminate at roof level to the rear of the site. The external flue would not be seen from any public views due to it being concealed by the building's own three storey rear projection.

Given the external flue's design, scale and siting at the rear of the building, it would not appear dominant or immediately impact on views of the building, or the character and appearance of the surrounding area. It is noted that an existing external flue extract exists on the subject site on the opposite side to where the proposed one is to be erected and other flues also exist within the

vicinity which serve other commercial sites and restaurants.

Therefore, given the siting, scale, design and material of the flue, it is considered that the proposal would have a neutral impact on the character and appearance of the building and surrounding area and would therefore be considered acceptable.

Given the siting, design and scale of the proposed flue, it is not considered it would unduly impact on the residential amenities of neighbouring occupants. A noise assessment has been submitted with the application, the results demonstrate that the noise from the proposed plant would achieve the established maximum noise levels and would therefore be in compliance with the Council's noise standards. Two conditions in relation to noise control and anti-vibration isolators would be added to the planning permission.

No objections have been received and the site's planning history was taken into account when coming to this decision.

As such, the proposed development complies with Policies A1, A4 and D1 of the Camden Local Plan. It also complies with relevant policies in the London Plan 2021 and accords with the planning principles set out in the NPPF 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 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