

Application ref: 2021/2992/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Tonik Associates
77-79 Farringdon Road
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EC1M 3JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
235 Camden High Street
London
NW1 7BU

Proposal: Installation of extractor system and new shopfront

Drawing Nos: 318-01-600; 318-01-100; 318-01-101; 318-01-102; 318-01-103; 318-01-200 Rev B; 318-01-201 Rev B; 318-01-202; 318-01-203; 318-01-300 Rev A; 318-01-301-A; 318-01-301 Rev F; 318-01-302 Rev G; Noise Impact Assessment Report - Mechanical Plant (dated 18/01/2022)

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: 318-01-600; 318-01-100; 318-01-101; 318-01-102; 318-01-103; 318-01-200 Rev B; 318-01-201 Rev B; 318-01-202; 318-01-203;

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

- 3 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.

- 4 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.

- 5 Prior to the first use of the premises as a restaurant, full details of a scheme for ventilation, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1, CC1, TC1, TC2 and TC4 of the London Borough of Camden Local Plan 2017.

- 6 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.

- 7 Notwithstanding the approved drawing 318-01-302 Rev G and relevant supporting documents, the additional plant shown on the rear elevation (chiller condenser, air conditioning unit condenser) are not authorised by this permission.

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 Camden Local Plan 2017.

Informative(s):

1 Reasons for granting

Planning permission is sought for the installation of a new extractor system and a new shopfront at No. 235 Camden High Street, a mid-terrace property on the west side of the street, within the Camden High Street Primary Shopping Frontage.

The existing shopfront consists of double entrance doors adjacent to a single display window, with a fascia above that aligns with the fascia at the adjacent premises, No. 229-233 (Pret a Manger). The replacement shopfront would feature a single entrance door and 3x bi-folding doors (black-grey powder coated aluminium frames), with the fascia above, still aligned with the adjacent fascia. A new retractable awning would also be installed below the fascia. The awning would extend up to 400mm out from the building.

The replacement shopfront is considered to be acceptable insofar as it would respect the architectural features of the host building and would integrate well with surrounding shopfronts along this part of Camden High Street. Whilst CPG Design discourages folding shopfronts on historic buildings and in conservation areas, in this case the existing shopfront to be replaced is not historic or of particular merit, the host building is not listed or within a conservation area, and it is not considered that the replacement shopfront would detract from the host building or the terrace of buildings to which it forms a part. The plans have been amended during the course of the application to hide the grille behind the fascia, which is welcomed as the grille represented an incongruous feature.

The replacement shopfront would also provide adequate access for all (the entrance door is 1 metres wide), which is welcomed.

The awning is considered to be acceptable, in line with CPG Design guidance, insofar as it would be retractable, it would be attached between the fascia and shopfront and its width is appropriate to the shopfront.

At the rear, the kitchen extract ductwork would extend upwards above the parapet wall by approximately 0.5 metres. The rear of the premises faces onto a service yard and is partially screened by a palisade fence, which limits the visual impact. Furthermore, the plant would be seen in the context of other plant and back-of-house type equipment. As such, the impact is considered to be acceptable, particularly as the plans have been amended to reduce the height above the parapet from 2.35 to 0.47 metres.

It is not considered that the proposed replacement shopfront would cause undue harm to the residential amenities of nearby and neighbouring properties, due to the nature of the works. A Noise Impact Assessment has been

submitted for the proposed extraction system. The calculations show that the noise emission levels of the proposed plant strategy meet the Council's criteria during the operating period with specified mitigation and should not have an adverse impact on the nearest sensitive receivers. Suitable conditions are suggested to limit noise levels.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of 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) 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.

- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

- 6 The applicant is reminded that this permission does not cover the additional plant shown on the rear elevation (chiller condenser, air conditioning unit condenser). A separate planning application will be required for these items.

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