

Katie Priest Town Planning

KP.0013

10 February 2022

Patrick Marfleet
Camden Council
Planning – Development Control
Camden Council
Camden Town Hall
London
WC1H 8ND

Dear Patrick

Town and Country Planning Act 1990 (as amended)

Planning application for extract duct

16 A Neal's Yard, London, WC2H 9DP

Ref 2021/5150/P

I write in relation to comments and objections received in relation to the above referenced planning application.

It should first be noted that this application is for a 200mm diameter duct within a lightwell area to the rear of Neal's Yard. The lightwell is characterised by ducting and air conditioning units associated with the surrounding neighbouring properties.

The proposal is for a small, high-level duct, associated with the existing coffee shop at 16A Neal's Yard which will enable them to increase their food offer. However, as is clearly stated in the supporting documentation, the ducting is for food which is cooked off-site and will be warmed up in an oven and using a stove top for heating foods. The duct is not for any primary cooking, frying or greasy food preparation.

As such, the size of the ducting, specification and detail included with the application is appropriate for the proposal which does not involve any primary cooking.

Overleaf are extracts from the submitted Existing and Proposed Elevation plans showing the extent of the proposed duct within the context of the existing lightwell.

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The proposed duct is shown in the context of the existing ductwork and air conditioning units within the lightwell area, and the proposal must be considered in this context.

Comments have been made by the Environmental Health Officer regarding odour details. Clarification has been sought on these comments as to whether additional information is required. This clarification has not been forthcoming. However, it must be clearly stated that the proposed system is entirely sufficient for the applicant's operations at the site without any additional odour controls, as no primary cooking is involved.

Two comments have been received from local residents (one is repeated three times) and comments have been received from the Bloomsbury Conservation Areas Advisory Committee and the Covent Garden Community Association.

Local residents raise the issue of limits on the hours of use. This is stated on the application form as from 08:00 to 22:30 and the extract will only be in use during these hours.

The issue of noise has been raised by local residents. A Noise Impact Assessment was been submitted with the application, prepared by Noise Solutions Limited, professional acoustic engineers. The Noise Impact Assessment has reviewed the background noise and the likely impact of the proposals on the noise climate of the local area and nearby noise-sensitive uses, including the nearby residential property using an established methodology and worst-case scenario. The results of the Noise Impact Assessment demonstrate that the extract system is well below the acceptable criteria set out by the Council, and therefore is acceptable in planning terms.

Comments from the Bloomsbury Conservation Areas Advisory Committee suggest that flues and plant in rear elevations are unacceptable in principle within Conservation Areas. This is incorrect in planning terms, and each case should be considered on its own merits and context. The consultation response also refers to a “serious issue” with a flue at No. 13 Neal’s Yard. The applicant would like the Council to note that they are not connected to No. 13 Neal’s Yard, or in control of its flue. This is entirely unconnected to the application in question at No. 16A Neal’s Yard and any perceived issues at a separate site in different circumstances should not prejudice the consideration of the application now before the Council.

The applicant has taken account of the context of the area in considering where to site the extraction flue. Given that the lightwell area is used for plant and extraction, and is not visible from the streetscene, it was considered that this is the most appropriate location for the extract flue and therefore consideration has been given to the context of the site and surroundings.

The response from the Covent Garden Community Association raises issues that have already been addressed within this submission. However, they state that the application site is becoming an annex to an adjacent restaurant and should use their food preparation facilities. This assertion is incorrect, the application site is a coffee shop in its own right and should be considered as such.

I trust that the submitted information is useful for your consideration of the application and its merits. However, please do not hesitate to contact me if you require anything further.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Katie Priest', with a stylized, cursive flourish.

Katie Priest
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