

Application ref: 2021/3329/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Email: Leela.Muthoora@camden.gov.uk
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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

Collins & Coward
The Courtyard
9A East Street
Coggeshall
CO6 1SH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

189-191 Camden High Street
London
NW1 7BP

Proposal: Installation of extraction equipment including supply fan, air handling unit and condenser, and removal of ATMs to each elevation and make good.

Drawing Nos: Noise Impact assessment report 36815-R2; 001-891-ES Rev A
Equipment Schedule, A0.150 rev A, A0.200 rev A, A0.201 rev A, A0.202 rev A, A0.300
rev A, A0.301, A0.302 rev A, A0.250 rev A, A0.251 rev A, A0.252 rev A, A0.350 rev B,
A0.350.1 Rev B, A0.351 rev A, 001-861-01 Rev A, 001-861-02 Rev B, 001-861-03,
001-861-04

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 - Noise Impact assessment report 36815-R2; 001-891-ES Rev A Equipment Schedule, A0.150 rev A, A0.200 rev A, A0.201 rev A, A0.202 rev A, A0.300 rev A, A0.301, A0.302 rev A, A0.250 rev A, A0.251 rev A, A0.252 rev A, A0.350 rev B, A0.350.1 Rev B, A0.351 rev A, 001-861-01 Rev A, 001-861-02 Rev B, 001-861-03, 001-861-04

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 and D2 of the London Borough of Camden Local Plan 2017.

- 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 all machinery operating together 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.

- 6 The installation shall be in accordance with the guidance of the 'EMAQ+Control of Odour and Noise from Commercial Kitchen Exhaust Systems. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by cooking odour.

Informative(s):

1 Reasons for granting permission.

The application site refers to a three-storey plus basement stone building, built as a bank at the turn of the 20th century. The ground and basement levels were previously in use as a bank with upper floors used as ancillary office space. Following a period of vacancy the ground and basement are now occupied by a restaurant requiring the proposed alterations. The site occupies the prominent north-west corner of Britannia Junction, an important historic junction of six roads which forms the focus of Camden Town and acts as an important interchange. The building is defined as making a positive contribution to the Camden Town Conservation Area, acting as a focal point in long views. The proposed alterations to the front elevations include infilling stone cill and panel surround to the voids created by the removal of the bank ATM's, replacement of metal grills and retaining and painting the existing entrance doors. The proposals are considered minor alterations that would appropriately reinstate the façade.

The extraction equipment including condensers, extract and supply fans would be appropriately sited to the rear first floor level with associated duct to the roof level, would have limited impact on the fabric of the building and would have limited visibility from the public realm.

The Council's Environmental Health officer has assessed the submitted noise report and is satisfied the predicted noise limits would be acceptable subject to conditions attached to this decision. The nearest residential properties which could potentially be affected by noise emissions, are south of the site at Parkway. The predicted noise limits would be acceptable subject to conditions attached to this decision. Given the minor nature of the external alterations, there would be no negative impact on the amenity of neighbours in terms of noise, odour or outlook, provided that plant is designed as specified in the submitted assessment reports.

Comments were received from the Camden Town Conservation Area Advisory Committee who have withdrawn their objections following amendments made to the proposals, prior to making this decision. The site's planning and enforcement history were considered in the determination of this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A4, C6, D1, D2, D3, and CC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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 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



Daniel Pope
Chief Planning Officer