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London Borough of Camden
Development Control
Judd Street
London
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FAO: Enya Fogarty

12 January 2023

Our ref: NFR/SAV/TSM/U0007738

Your ref: PP-11834607

Dear Sir / Madam

Section 96A of the Town and Country Planning Act 1990 (as amended)
Non-material amendment pursuant to planning permission ref: 2019/3138/P dated 24 December 2020
115-119 Camden High Street, London, NW1 7JS

We write on behalf of our client, Demar (BVI) Holdings Limited, to submit an application to make a non-material amendment to planning permission reference 2019/3138/P dated 24th December 2020.

This application seeks to add an additional condition to the approved planning permission (ref. 2019/3138/P) to restrict any primary cooking to only be carried out by rational combi ovens. Rational combi ovens have integral recirculating extraction systems, so they will not discharge any cooking odours to the atmosphere.

On the 24th December 2020, planning permission (ref. 2019/3138/P) was granted for the following scheme of development:

“Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street.”

An application to discharge conditions 17 and 19 of the above planning permission was submitted on 29th April 2022 (ref. 2022/1040/P).

The full wording of condition 17 states:

Prior to occupation of any use, evidence that an appropriate NO2 filtration system on the mechanical ventilation intake has been installed and a detailed mechanism to secure maintenance of this system should be submitted to the Local Planning Authority and approved in writing.

The full wording of condition 19 states:

Prior to commencement of above-ground development, full details of the mechanical ventilation system including air inlet locations shall be submitted to and approved by the local planning authority in writing. Air inlet locations should be located away from busy roads and the boiler and kitchen extract and as close

to roof level as possible, to protect internal air quality. The development shall thereafter be constructed and maintained in accordance with the approved details.

Following comments received from officers on the above application, particularly in relation to the location of the air inlets, it has been agreed in principle with officers to add a compliance condition stating the following:

“Any primary cooking within the hotel kitchen shall only be carried out via Rational type ovens for primary cooking which include integral recirculating extraction systems.”

Accordingly, we would welcome officers’ confirmation that the above condition can be added to confirm that no cooking odours will be discharged into the surrounding air, and that on this basis the proposed mechanical ventilation system and locations of the air inlets set out within application ref. 2022/1040/P are appropriate.

Application Documentation

In accordance with the application requirements, we enclose:

- Completed application form;
- Site Location Plan

The applicant will make a payment of £266.20, this being the requisite planning application fee of £234 and the service charge of £32.20.

We trust you have all the information required to determine this application. Should you have any queries, please do not hesitate to contact Sam Avis or Toby Smith of this office.

Yours faithfully,



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