

Application ref: 2022/4571/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 20 January 2023

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

Arkle Boyce Architects
Matthew Murray House
97 Walter Lane
Holbeck
Leeds
LS11 5QN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

21-23 Shorts Gardens
London
WC2H 9AS

Proposal:

Details of kitchen extract duct maintenance plan required by condition 6 of planning permission 2021/3736/P granted on 23/12/2021 for 'Installation of kitchen extract duct on rear elevation (within rear lightwell) from ground floor to roof, with raised parapet wall. Installation of roof top plant:- kitchen extract exhaust/fan and air conditioning units within louvred enclosure and 3 air source heat pumps and 1 fridge condensing unit (unenclosed)'
Drawing Nos: Story Cellar Maintenance Plan (Leonard Peters Consulting - 20/10/2022)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for approving details:

The application is for the approval of a maintenance plan for the kitchen extract duct, as required by condition 6 of planning permission 2021/3736/P approved on 23/12/2021.

A Maintenance Plan by Leonard Peters Consulting has been submitted. Amongst other items, the Plan confirms that the duct will be cleaned every 3 - 6

months, the filters shall be cleaned/replaced every 4 - 6 months and maintenance of the roof top condensers and fan shall be every 6 months.

The Council's Environmental Health Officer has reviewed the Kitchen Extract Maintenance Plan and it is considered that the Plan will fulfil the objective of the condition to safeguard 'the amenity of occupiers of neighbouring properties in accordance with policy A1 (Managing the impacts of development) of the Camden Local Plan 2017'.

The noise credentials of the kitchen extract duct and roof top plant have already been considered when planning permission 2021/3736/P was granted. Furthermore, conditions 4 and 5 of planning permission 2021/3736/P require the emitted noise levels to be markedly below the ambient noise levels at the nearest and/or most affected noise sensitive premises and the installation of anti-vibration measures.

The full impact of the proposed development has already been assessed.

As such, the proposed development is in general accordance with policy A1 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission ref 2021/3736/P granted on 23/12/2021, which need details to be submitted, have been approved.

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