

Application ref: 2021/5661/P
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Date: 3 March 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

N4M Limited
45 Hall Lane
Chingford
London
E4 8HW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**73 New Oxford Street
London
WC1A 1DG**

Proposal: Installation of ventilation flue from basement service yard to rear second floor roof level.

Drawing Nos: Site Location plan; Noise Impact Assessment (ref: LG1605221NR dated 30/06/2022); (2021_P2_) N1 Rev1; N2 Rev1; N3 Rev1; N4 Rev1; N5 Rev1; N6 Rev1; N7 Rev 1; N8 Rev 1; N9 Rev 1; N10 Rev 1; N11 Rev 1; N12 Rev 1

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: Site Location plan; Noise Impact Assessment (ref: LG1605221NR dated 30/06/2022); (2021_P2_) N1 Rev1; N2 Rev1; N3 Rev1;

N4 Rev1; N5 Rev1; N6 Rev1; N7 Rev 1; N8 Rev 1; N9 Rev 1; N10 Rev 1; N11 Rev 1; N12 Rev 1.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The rating level of the noise emitted from the proposed installation located at the site shall not exceed the existing background level at any noise sensitive premises when measured and corrected in accordance with BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound."

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 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 ventilation exhaust cowl to the flue hereby approved shall be painted black prior to use.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site is located on the south side of New Oxford Street within the Bloomsbury Conservation Area. The site is a four-storey plus basement building with a three-storey extension to the rear with a small service yard area next to the lift shaft. The rear of the building backs onto a four-storey building fronting Bucknall Street and the adjacent site at Castlewood House is currently under redevelopment. The basement and ground floors are commercial in use as a café and the upper floors are occupied by a hairdresser's academy.

The proposals involve the installation of an external flue associated with a new extraction system serving the kitchen of the café at basement and ground floor. The steel flue would be located within the lightwell to the rear and would run from the basement to second floor terminating at roof level. The flue would be appropriately sited with limited impact on the fabric of the building. While the ventilation exhaust cowl would extend beyond the rear roof line, it would be painted black and have limited visibility from the surrounding area, as it would be generally hidden amongst the large-scale office buildings and adjacent lift enclosure. Given the context of the rear of the buildings providing servicing and plant for commercial units, the proposals are relatively minor and would not harm the character or appearance of the building or the surrounding Bloomsbury Conservation Area.

A noise assessment has been submitted and reviewed by the Council's Environmental Health team who are satisfied it meets the Local Plan requirements. The nearest properties potentially affected by noise emissions are within the host building at first and second floor levels, beneath the proposed termination point and identified as commercial and educational use. The predicted noise limits would be acceptable subject to conditions attached to this decision, which require compliance with the Council's noise limits and anti-vibration isolators to be installed prior to use. The adjacent site currently under development would not be affected by the proposal. Given the minor nature of the external alterations, siting, and predicted noise levels, there would be no negative impact on the amenity of neighbours in terms of noise, odour, or outlook, provided it is designed as specified in the submitted assessment reports.

No objections have been received prior to making this decision. The site's planning history was considered when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, A4, D1 and D2 of the 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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer