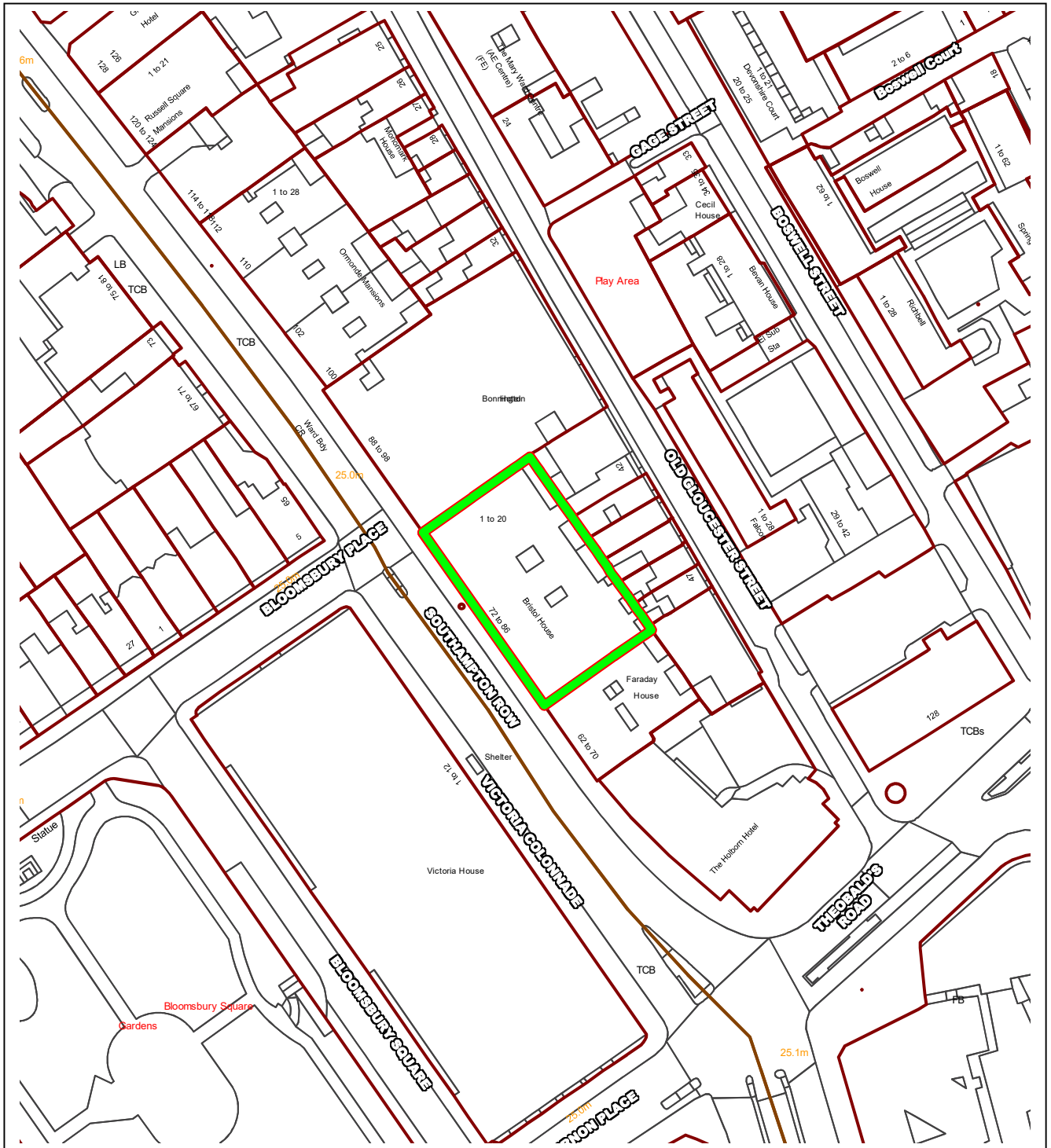


# Bristol House, incl. 80 – 82 Southampton Row – 2023/5323/P – Map

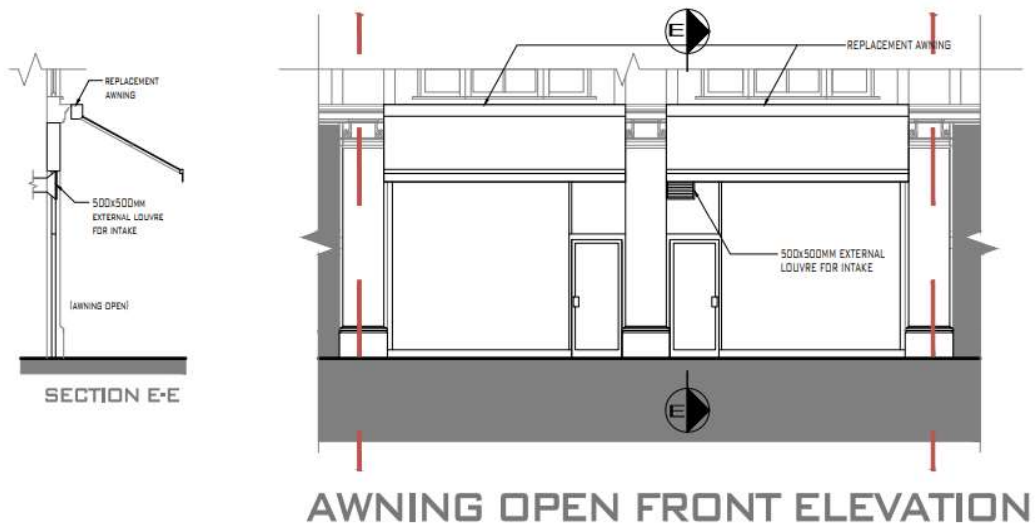


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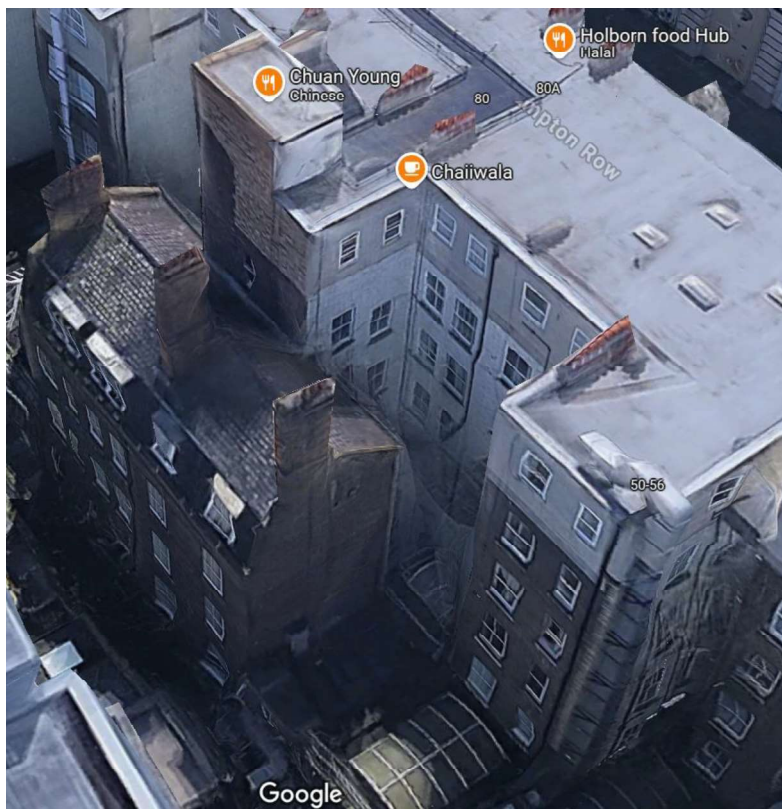
# 80-82 Southampton Row – 2023/5323/P



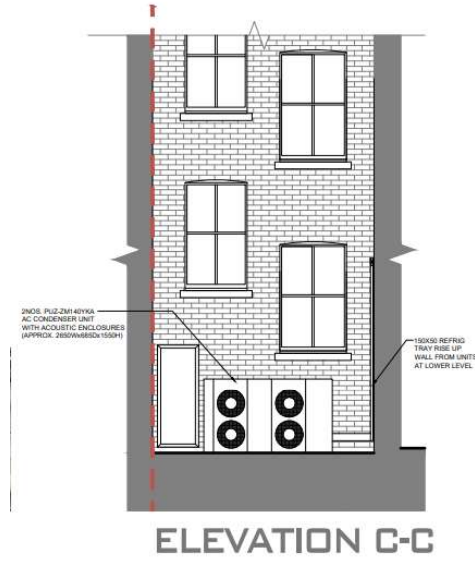
80-82 Southampton Row (double shop unit) has an existing awning



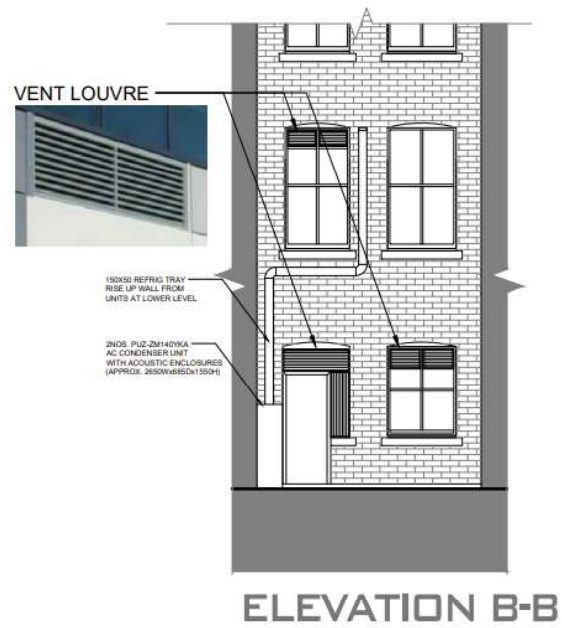
The proposed replacement awning, which will be of cloth fabric, will preserve the appearance of the shop unit, the building and the character and appearance of the Conservation Area



Rear courtyard (site of proposed air conditioning units (2) duct and louvres (4))



Proposed air conditioning units (2) within rear courtyard (lower ground floor level)



Proposed louvres (all on rear/courtyard elevations)

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	29/01/2024
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	30/12/2024
<b>Officer</b>			<b>Application Number(s)</b>	
Adam Greenhalgh			2023/5323/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
80-82 Southampton Row WC1B 4BB			<i>Refer to decision notice</i>	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Installation of a replacement awning to shopfront, a small louvre within the shopfront, two air conditioning units within rear basement lightwell and a duct and 4 louvres at basement/ground floor level of rear void.				
<b>Recommendation:</b>	Grant conditional planning permission			
<b>Application Type:</b>	Full Planning Permission			

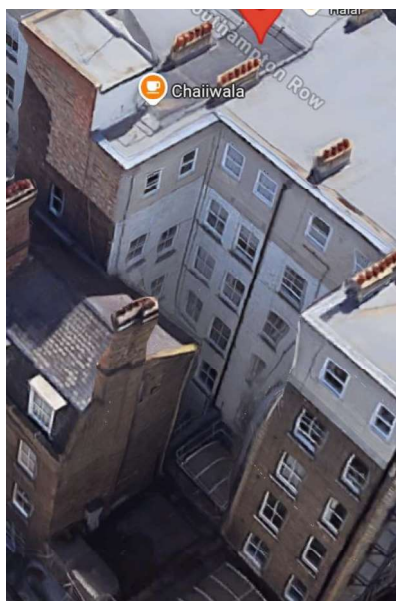
<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	A site notice was displayed 06/12//2024 (expiry 30/12/2024). A press advertisement was published on 18/07/2024 (expiry 11/08/2024).			
<b>Adjoining Occupiers:</b>	No. of responses	<b>13</b>	No. of objections	<b>13</b>
<b>Summary of consultation responses:</b>	<p>Letters of objection received from 12 neighbouring residents and the Leasehold Company. The objections raised (and Officer comments) are as follows:</p> <ol style="list-style-type: none"> <li>1. Loss of amenity relating to use of premises: environmental health issues, noise and disturbance from use/anti-social behaviour at anti-social times, obstruction of highway <ul style="list-style-type: none"> <li>- <i>Officer response: The application relates to the installation of plant and an awning. The matter of the use of the building and the implications of the use are not for consideration. Should a change of use be taking place a separate planning application would potentially be required and the issues relating to the use would be considered accordingly.</i></li> </ul> </li> <li>2. Unacceptable emissions (heat, noise and odours) from proposed plant and harm to amenity of adjoining residential occupiers. <ul style="list-style-type: none"> <li>- <i>Officer response: See 'Effects on Amenity of Residential Occupiers' below</i></li> </ul> </li> <li>3. Inaccurate information within application (Drawings and information within reports do not correspond) <ul style="list-style-type: none"> <li>- <i>Officer response: The applicant was advised that the Plant Noise Assessment was not consistent with the drawings in terms of the siting of the proposed plant. Corrected drawings were submitted accordingly.</i></li> </ul> </li> <li>4. Building works are ongoing (without planning permission) <ul style="list-style-type: none"> <li>- <i>Officer response: The application is considered on its merits on the basis of the submitted information (which, as noted above is considered to be satisfactory). If any other building works requiring planning permission are ongoing or proposed then these should be the subject of a separate application</i></li> </ul> </li> <li>5. Structural issues - damage to building <ul style="list-style-type: none"> <li>- <i>Officer response: Structural issues are not a planning matter. Planning applications cannot be assessed on structural issues</i></li> </ul> </li> </ol>			

**Bloomsbury  
Conservation Area  
Advisory Committee:**

The Bloomsbury Conservation Area Advisory Committee were consulted but no comments were received.

### Site Description

The application relates to a double commercial unit on the ground floor (and part basement) of Bristol House which is a 6 storey mansion block on the east side of Southampton Row. The building is not listed but it is noted as being a 'positive contributor' in the Bloomsbury Conservation Area Appraisal Strategy. The proposal relates to the ground floor shop unit and the lightwell at the rear, which is adjoined by the attached properties to the side and the rear.



*Application relates to rear basement lightwell of ground floor/basement commercial unit*

### Relevant History

9100304 - The installation of two new shopfronts in connection with the use of two shops as one – granted

### Relevant policies

#### National Planning Policy Framework (2024)

#### The London Plan (2021)

#### Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- D3 Shopfronts
- CC1 Climate change mitigation
- CC2 Adapting to climate change



The Council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024 (DCLP). Responses to the consultation and a Submission DCLP (updated to take account of the responses) will be reported to Cabinet on 2 April 2025, and to the Council on 7 April 2025.

The Council is recommended to agree the Submission DCLP for publication and submission to the government for examination (following a further period of consultation).

The DCLP is a material consideration in the determination of planning applications but still has limited weight until the Council has made a decision on the Submission DCLP. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

#### **Camden Planning Guidance:**

- CPG – Design (2021)
- CPG – Amenity (2021)
- CPG - Energy Efficiency and Adaptation (2021)

### **Assessment**

#### **1. The proposal**

1.1 Two air condenser units within an acoustic enclosure are proposed within the rear basement lightwell (of 80 Southampton Row). The unit would be 2.65m wide x 685mm deep x 1.55m high. They would be situated adjacent to the wall of the attached property, 78 Southampton Row. A duct from the air condensers would extend up the rear elevation of the building to the top of the ground floor windows. Ventilation louvres (2) would be inserted within the tops of one ground floor window and one basement window at the rear. A replacement awning would be installed on the shopfront. It would replicate the existing awning in terms of size and siting.

#### **Revisions during the course of the application:**

1.2 During the course of the application it was observed that the application drawings were not consistent with information in the Plant Noise Assessment. The drawings were amended accordingly (to be consistent with the information in the Plant Noise Assessment) and it is now considered that the application proposals are correctly represented.

#### **2. Assessment**

2.1. The principal considerations material to the determination of this application are as follows:

- Design and conservation
- Residential amenity
- Sustainability

#### **3. Design and Conservation**

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 'design' are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

**Commented [KS1]:** Something on D3 - shopfronts

3.2. The replacement awning would replicate the existing awning in terms of size and siting. The applicant has confirmed that it will be of plain white cloth fabric with no logo or signage. As such it

would preserve the character or appearance of the building or the Conservation Area.

- 3.3. Sited at the rear of the building, the air condenser units in the rear basement lightwell and louvres in the top of the windows (ground floor and basement level) would not affect the appearance of the Conservation Area in the public domain.
- 3.4. 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 (ERR) 2013.

#### **4. Residential Amenity**

- 4.1. Policy A1 'managing the impact of development' of the Local Plan 2017 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy A1 also seeks to ensure that development protects the quality of life of occupiers and neighbours by stating that the Council will only grant permission for development that would not harm the amenity of neighbouring residents.

##### Noise

- 4.2. The Council's Health Officer has considered the Noise, Vibration and Ventilation Assessment which has been submitted and is satisfied that the submitted acoustic submission meets the Local Plan guidelines and the proposed installation along with suggested mitigation measures should be capable of achieving the Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors.
- 4.3. Consequently, there are no objections to the application in terms of noise and disturbance, subject to planning conditions to ensure that the plant does not exceed recommended noise levels and that appropriate anti-vibration measures are provided. The conditions are duly attached.

##### Odours

- 4.4. The submitted Odour Assessment indicates adequate controls with installed "Odourpleat" carbon pleated panels and grease filters which are located within the kitchen hood itself. The odour submission meets Local Plan guidelines is therefore acceptable in environmental health terms, subject to a condition regarding cleaning and maintenance (this is duly attached).

#### **5. Sustainability**

- 5.1. The application is for active cooling, therefore, as per policy CC2 and Energy Efficiency and Adaption CPG, it is required to demonstrate that other 'passive' measures have been considered and modelled before active cooling is proposed.
- 5.2. The application is supported by a Cooling Assessment which addresses the Cooling Hierarchy. Due to the nature of the project – primarily the constraints of operating within an existing building – and the limits this places upon the restaurant design, the Cooling Assessment concludes that the proposed air conditioning system is the only practicable solution to providing adequate comfort to the occupants. It primarily ascribes this to an inflexible layout which limits scope to reduce the risk of overheating. It can be seen on the ground floor plan that the floorplan is very deep with natural ventilation only achieved from the front door and small rear lightwell. ~~Other design considerations within the Cooling hierarchy~~—Owing to the nature of the use, and the constraints of the existing building, the justification is accepted.

#### **6. RECOMMENDATION**

6.1. Grant planning permission subject to conditions

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday April 7<sup>th</sup> 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'***

Application ref: 2023/5323/P  
Contact: Adam Greenhalgh  
Tel: 020 7974 6341  
Email: [Adam.Greenhalgh@camden.gov.uk](mailto:Adam.Greenhalgh@camden.gov.uk)  
Date: 27 March 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

WYDesign Ltd.  
40 Galleywall Road  
London  
SE16 3PB  
United Kingdom

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Full Planning Permission Granted

Address:

**80-82**

**Southampton Row**

**London**

**Camden**

**WC1B 4BB**

# DECISION

Proposal:

Installation of a replacement awning to shopfront, a small louvre within the shopfront, two air conditioning units within rear basement lightwell and a duct and 4 louvres at basement/ground floor level of rear void.

Drawing Nos:

LP01 A, 001, 002B, 003, 101D, 102H, 103A

Fresh Thai Cooling Statement - 0136-RP-001, Odour Appraisal (Michael Bull Associates 15/04/2024), Odour Control and Management File Note - 22/08/2024, Noise Impact Assessment (Focus 360 Ltd - August 2024), Awning Details (email from WYDesign Ltd)

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 drawings and documents;

LP01 A, 001, 002B, 003, 101D, 102H, 103A

Fresh Thai Cooling Statement - 0136-RP-001, Odour Appraisal (Michael Bull Associates 15/04/2024), Odour Control and Management File Note - 22/08/2024, Noise Impact Assessment (Focus 360 Ltd - August 2024), Awning Details (email from WYDesign Ltd)

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 with specified noise mitigation hereby approved shall be lower than the typical 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 machinery operating at maximum capacity and thereafter be permanently retained.

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, operation, and maintenance of the odour abatement equipment and extract system must be in accordance with 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 in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 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).
- 2 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.
- 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](http://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 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
6. It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

5

6 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

# DECISION

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer