

Application ref: 2022/4600/P
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Development Management
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Mr Jakub Bebelski
St George House
16 The Boulevard, Imperial Wharf
London
SW6 2UB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Camden Goods Yard
Chalk Farm Road
London
NW1 8EH

Proposal:

Details relating to Blocks A and B only pursuant to conditions 2 (Acoustic mitigation), 10 (Fixed Mechanical plant noise) and 13 (Acoustic Report) of planning permission 2020/3116/P dated 03/11/2020 (for variation to original permission 2017/3847/P dated 15/06/2018 for redevelopment of the petrol filling station site and main supermarket site). Drawing Nos: Noise and Vibration Assessment Rev.4 dated 10/12/21 by Cole Jarman; Plant Noise Assessment - Block A Rev.5 by ASR Acoustics dated 13/02/23 and Plant Noise Assessment - Block B Rev.2 by ASR Acoustics dated 10/02/23.

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

Informative(s):

- 1 Reason for granting approval:

This is a partial discharge of details relating to Blocks A and B on the main site only. Condition 2 relates to residential sound mitigation and requires an acoustic report which details how the relevant buildings would achieve the Council's noise standards. Conditions 10 and 13 relate to the noise and

vibration from the proposed plant on the main site. Condition 10 required detail of the plant in terms of noise and mitigation measures (if required) to ensure that the noise is lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, at the nearest and/or most affected noise sensitive premises. Condition 13 required a noise report and details of any acoustic mitigation and anti-vibration measures.

Acoustic reports were submitted for residential sound mitigation and acoustic mitigation and anti-vibration measures including the use of acoustic enclosures and in-duct silencers. The proposed enclosures were revised to match those in the approved scheme. The plant is shown to comply with the Council's noise levels. The details for conditions 2, 10 and 13 were also assessed by the Council's Environmental Health officers who have raised no objection. It is considered that the details safeguard the amenities of the adjoining premises and the area generally.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such the details are in general accordance with policies A1, A4 and D1 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that conditions 2 [Blocks C, D, E1, E2 + F] (Residential Sound Mitigation), 7 (Prior completion sound testing), 8 (Enhanced sound insulation testing), 9 (Enhanced sound insulation between uses), 10 [Blocks C, D, E1, E2 + F] (Fixed Mechanical plant noise), 11 (Plant associated with Food & Drink uses), 13 [Blocks C, D, E1, E2 + F] (Main Site plant - noise and vibration), 16 (play space), 18 (local refuse storage), 19 [Blocks D+E1+E2] (Adaptable homes), 21 [Block C] (Obscure Glazing), 23 [Blocks B, C, D and F] (Communal Roof Terraces), 24 (Detailed landscape plan), 25 (Cycle Parking), 26 (Building details), 28 (Tree planting), 45 (Wind microclimate), 46 (Water Consumption), 51 [Blocks C, D, E1, E2 + F] (living roofs), 52 (PV Panels), 53 (Rainwater recycling), 55 [Blocks C, D, E1, E2 + F] (Bird and bat boxes), 56 (Mechanical ventilation), 58 (Air quality monitoring), 60 (Light strategy), 62d (Contaminated land), 65 (Signage Strategy) and 66 (Wheelchair homes) of the planning permission ref. 2020/3116/P dated 03/11/2020 (for variation to original permission 2017/3847/P dated 15/06/2018) needs details to be submitted.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer