

Application ref: 2022/5224/P
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Date: 27 March 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Daniel Botten
16 Upper Woburn Place
London
WC1H 0AF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

44-46

England's Lane

London

Camden

NW3 4UE

Proposal:

Installation of louvres and door at ground floor level on north east elevation

Drawing Nos: Proposed Plans, dwg. no. 20.072 013, dated 18.05.21; Proposed Courtyard Elevation & Section, dwg. no. 20.072 014, date 18.05.21; Existing Plans, dwg. no. 20.072 003, dated 18.05.21; Existing Courtyard Elevation & Section, dwg. no. 20.072 004, dated 18.05.21; Location & Block Plan, dwg. no. 20.072 00; Plant Noise Impact Assessment, prepared by Noise Solutions Ltd., revision 01, dated 9 December 2021

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: Proposed Plans, dwg. no. 20.072 013, dated 18.05.21; Proposed Courtyard Elevation & Section, dwg. no. 20.072 014, date 18.05.21; Existing Plans, dwg. no. 20.072 003, dated 18.05.21; Existing Courtyard Elevation & Section, dwg. no. 20.072 004, dated 18.05.21; Location & Block Plan, dwg. no. 20.072 001

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 any 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 'Methods for rating and assessing industrial and commercial sound' at the nearest and/or most affected noise sensitive premises, with all machinery operating together 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

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the replacement of an existing section of a north-east facing wall with horizontal louvres, associated with the installation of new plant equipment within the basement area. A new door providing access to the courtyard is also proposed to the north-eastern wall.

In terms of the impact of the alterations on the appearance of the building and the Belsize Park Conservation Area, as the alterations are limited to a small, lower area of the wall elevation, facing onto a courtyard and not visible from the public-realm, the works will result in minimal noticeable change to the architecture and form of the building. Notwithstanding the limited nature of the works, the louvres will be coloured to integrate with the building's materials and palette, further minimising any perceived change to the building's exterior. The new door will be in the same place as an existing blocked up door, and therefore will not be read as a noticeable change to the building's exterior. The remaining areas of the building, including the primary frontage will be unaffected. In considering the scale of the wider building the louvres are of comparatively small scale and integrates well into the building as a whole. Therefore, the proposed louvres and external door will not adversely affect the character of appearance of the existing building or conservation area and are thus considered acceptable in design and heritage terms.

With regard to noise effects of allowing the louvres in association with the new internal plant, the submitted plant noise impact assessment has found that installation of the proposed plant, when appropriately attenuated as proposed, complies with the requirements of policy A4 of the Local Plan, and should not have an adverse impact on the nearest sensitive receivers.

One objection was received from a neighbouring resident. The objector asserts the applicant's noise assessment does not appear to take into account increased noise levels within their house and that the report has not measured or assessed noise correctly. The objector also asserts that the existing extraction units already cause a noise nuisance and that the proposed plant will increase noise levels, and that the new plant may cause vibration. The applicant has subsequently provided a revised noise impact assessment report. The applicant has advised the primary change to the report is to Appendix B to correct the arrow locations. These arrows were shown incorrectly previously due to scaling/formatting issues; however the correct locations were assessed within the report and calculations. The noise assessment has considered the nearest residential receptors including the surrounding residential properties. It recommends the equipment is resiliently isolated and anti-vibration mounts are utilised to reduce the risk of vibration from the equipment. The applicant proposes to implement these measures for the internal plant.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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 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.
- 4 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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.](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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer