

Application ref: 2023/0690/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 27 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

Arrow Planning Ltd
Clarks Barn, Bassetsbury Lane
High Wycombe
HP11 1QX
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
551-557 Finchley Road
London
NW3 7BJ

Proposal: Internal residential noise report and external plant noise report required by conditions 11 and 12 of planning permission 2020/5444/P approved 24/12/2021 for the part change of use from Use Class E and F1 and remodelling of the existing building to provide residential apartments (C3) along with flexible commercial (Class E)/pub/wine bar/drinking establishments (Sui Generis) uses, alterations including partial demolition and extensions at the rear at lower ground, ground and first floor levels, extension to provide an additional storey at roof level, levelling of the lower ground floor level, remodelling and restoration of front facade, amenity space, cycle parking and associated works (Site does not include 1st to 3rd floor of 551 Finchley Road).

Drawing Nos: Environmental Noise Survey Planning Compliance Report ref. E22128/ENV/R2a- dated 9th February 2023 and letter from Arrow Planning dated 14th February 2023.

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

Informative(s):

- 1 Reasons for granting approval

Condition 11 specified that the internal noise levels of the approved dwellings shall not exceed indoor ambient noise levels of 35dB(A) LAeq,16hour (07:00-23:00 hours) and 30dB(A) LAeq, 8hour (23:00-07:00 hours) and individual noise events shall not normally exceed 45dB L_{Amax} during the night (23:00-07:00 hours). Evidence of internal noise testing demonstrating compliance with these levels was required to discharge the condition.

Condition 12 required details of the external noise levels emitted from approved plant and machinery to demonstrate that the noise levels will be lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal.

A combined acoustic assessment report has been submitted to discharge both conditions which has been reviewed by the Council's Environmental Health Officer.

The submitted assessment of the internal noise levels within the proposed dwellings has shown that internal noise levels can meet the limits set out in the local authority guidance. Enhanced glazing requirements are proposed to meet the condition requirements.

In respect of mechanical plant, employing the proposed acoustic mitigation measures outlined in the submitted report, the noise levels at the nearest residential receptor shows to meet the criteria of the condition at all times.

The submitted details are therefore sufficient to discharge conditions 11 and 12 and would safeguard the amenity of adjoining premises and the area generally.

The full impact of the works has already been considered during the determination of the original application.

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

- 2 You are reminded that conditions 3 (detailed drawings and samples), 8 (tree protection details), 10 (green roof details), 16 (PV panel details), 17 (ASHP details), 18 (Thames Water approval), 21 (Details of waste storage), 23 (Extraction and ventilation details), 25 (Mechanical ventilation details), and 26 (Evidence of N02 filtration system) of planning permission 2020/5444/P granted 24/12/2021 are outstanding and require details to be submitted and 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

A handwritten signature in black ink, appearing to read 'DPope', is centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer