

Mr Theo Manzaroli
Purcell
15 Bermondsey Square
Tower Bridge Road
London
SE1 3UN
United Kingdom

Application Ref: **2017/1438/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

31 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
28 Chester Terrace
London
NW1 4ND

Proposal:

Variation of condition 3 (approved drawings) of planning permission 2015/7195/P dated 22/08/2016 (Alterations at roof level including roof terrace, 2 new air con units, timber louvre screen, glass enclosure and lift over run on the roof, alterations to front lightwell and to front and rear elevations of the single family dwelling) namely alterations to roof terrace including relocation of glass stair enclosure, relocation and reconfiguration of the acoustic enclosure and two condenser units to a new position to the rear of the roof terrace, and replacement of existing concrete plinths to railings with stone plinths at pavement level.

Drawing Nos: 001; 002; 100 rev B; 101 rev A; 106 rev A; 107 rev A; 108 rev B; P_02_200 rev C; P_02_201 rev D; P_02_202 rev B; P_02_203 rev B; P_02_204 rev D; P_02_206 rev D; P_02_207 rev B; P_02_208 rev C; P_02_209 rev D; P_02_210 rev C; Heritage Impact Assessment Issue 1 produced by Purcell dated December 2015; Design and Access Statement produced by Purcell dated March 2017; Plant Noise Assessment Rev 1 produced by CSG Acoustics dated 10th March 2017

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 shall be carried out in accordance with the following approved plans 001; 002; 100 rev B; 101 rev A; 106 rev A; 107 rev A; 108 rev B; P_02_200 rev C; P_02_201 rev D; P_-2_202_ rev B; P_02_203 rev B; P_02_204 rev D; P_02_206 rev D; P_02_207 rev B; P_02_208 rev C; P_02_209 rev D; P_02_210 rev C; Heritage Impact Assessment Issue 1 produced by Purcell dated December 2015; Design and Access Statement produced by Purcell dated March 2017; Plant Noise Assessment Rev 1 produced by CSG Acoustics dated 10th March 2017

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 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.

- 3 No standing furniture or fixtures and fittings shall extend above the ridge of the roof of the building.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use of the air conditioning units, the plant equipment and ducting shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and retained and maintained as such.

Reason: To ensure that the amenities of adjoining occupiers and the area generally shall not be adversely affected by vibration in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan

2017.

Informative(s):

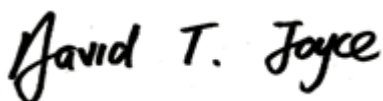
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 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.
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning