

Application ref: 2022/5368/P
Contact: Cameron Banks-Murray
Tel: 020 7974 2078
Email: Cameron.Banks-Murray@camden.gov.uk
Date: 4 April 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

Firstplan
Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

287 Camden High Street
London
Camden
NW1 7BX

Proposal:

Installation of external plant at roof level.

Drawing Nos: 2294/004 Rev C; 22294/005 Rev C; AB-287CHS-2021-000-RL-01 Rev P1; LAB-287CHS-2021-000-ELEV-01 Rev P1; LAB-287CHS-2021-000-ELEV-02 Rev P1; and Acoustic Assessment dated November 2022 by ACA Acoustics

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:22294/004 Rev C; 22294/005 Rev C; AB-287CHS-2021-000-RL-01 Rev P1; LAB-287CHS-2021-000-ELEV-01 Rev P1; LAB-287CHS-2021-000-ELEV-02 Rev P1; and Acoustic Assessment dated November 2022 by ACA Acoustics.

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 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 10dB(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 15dB(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 A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The current application seeks permission for the erection of external plant; namely 1 no. supply fan, 2 no. extract fans, 4 no. air conditioning condensers and 2 no. extract fans, which will be installed on the flat roof to the rear of the premises, serving the ground floor commercial unit.

The proposed plant is well set back from the roof edge both from the main elevation facing Camden High Street and screened by the raised parapet to the front. From the side adjacent to Camden Lock and the conservation area, the proposed plant is set back from public view. To the rear, it is considered there

is sufficient vegetation which serves as a natural screening and limits any clear view of the plant from the street or the adjacent Regent's Canal Conservation Area.

It is considered that the proposed plant will have limited visibility from the main entrance or any of the areas that form the main curtilage of the building. The principle of erecting plant is considered acceptable as there are already a number of condensers on the roof of the building, and many of the adjacent buildings have similar plant located on the roof. The proposed siting is therefore considered acceptable and will have no harmful impact on the character and appearance of the adjacent conservation area asset or nearby streetscene.

It is considered that the proposed plant would not result in any amenity impact on neighbouring buildings by way of loss of light or outlook. The applicant has submitted an Acoustic Assessment which has been assessed by the Council's Noise Officer and considered to comply with our minimum noise standards subject to conditions.

No objections were received in response to the public consultation. The site's planning history has been taken into account when making this decision.

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

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>.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer