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London Borough of Camden
Planning and Building Development
5 Pancras Square
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FAO: Kristina Smith

Our Ref: NFR/SAV/TSM/U0007738
Your Ref: PP-12160692

22 May 2023

Dear Sir / Madam,

115-119 Camden High Street, London NW1 7JS
Town and Country Planning Act 1990 (as amended)
Approval of Details Application to Discharge Condition 24 (Entertainment Noise Levels) of Planning Permission
Reference: 2019/3138/P

On behalf of our client, Demar (BVI) Holdings Limited, we write to enclose an application for the approval of details required by condition, in order to discharge condition 24 (Entertainment Noise Levels) attached to planning permission: 2019/3138/P in relation to development proposals at 115-119 Camden High Street.

Background

Planning permission (ref. 2019/3138/P) was granted for the: **“Demolition of existing two storey building and erection of a part-four, part-five storey building (plus enlargement of existing basement and plant room at roof level) comprising retail (Class A1) at ground floor level fronting Camden High Street, 80-bed hotel (Class C1) and 3 x 2-bed residential units (social rented) (Class C3) fronting Delancey Street”** on 24 December 2020.

This application seeks to discharge condition 24 attached to the aforementioned planning permission (ref. 2019/3138/P), which, in full, states the following:

“Prior to occupation, details of entertainment noise levels that demonstrate the following levels would be met shall be submitted to and approved in writing by the local planning authority:

- **Noise at 1 metre external to a sensitive façade, Day and evening 0700-2300, LAeq 5min shall not increase by more than 5dB***
- **Noise at 1 metre external to a sensitive façade Night 2300-0700, LAeq 5min shall not increase by more than 3dB***
- **Noise inside any habitable room of any noise sensitive premises, with the windows open or close Night 2300-0700, LAeq' 5min (in the 63Hz Octave band measured using the 'fast' time constant) should show no increase in dB***

*** As compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place.”**

Condition Discharge

This application seeks to discharge condition 24 attached to the aforementioned planning permission (ref. 2019/3138/P). 24 Acoustics have prepared a report which sets out that the only potential source of entertainment noise is the lounge at basement level, which will play background music. This sound has been assessed and would be significantly below the relevant threshold of audibility within the nearest residential properties.

We trust that the details provided as part of this application are sufficient to discharge Condition 24 of planning permission ref. 2019/3138/P.

Application Documentation

In accordance with the validation requirements of the London Borough of Camden, alongside this Covering Letter, we hereby enclose the following documentation to discharge this condition:

- Completed Approval of Details Application Form (ref. PP-12160692);
- Entertainment Noise Levels Report prepared by 24 Acoustics.

This approval of details application has been submitted via the Planning Portal (ref. PP-12160692)

The requisite approval of details application fee of £116 (plus the Planning Portal service charge) has been made concurrent to the submission of this application by our client and will follow in due course.

We look forward to confirmation of the registration and subsequent validation of this approval of details application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Avis (020 3486 3524) or Toby Smith (07557 245968) of this office.

Yours faithfully,



Gerald Eve LLP

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