

Application ref: 2022/5492/P
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Date: 2 June 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

NTA Planning LLP
46 James Street
London
W1U 1EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
125 Finchley Road
London
Camden
NW3 6HY

Proposal:

Alterations and replacement of the entrance facade to the main entrance and adjacent retail/office space. Creation of roof terrace at first floor level on existing rear flat roof and replacement of existing condenser units on rear flat roof with new plant enclosure. Replacement of all windows at first and second floor to the front and rear elevation, and repositioning of the windows.

Drawing Nos: (TP) 500 rev B, (EX) 100 rev A, (EX) 101 rev A, (EX) 102 rev A, (EX) 200 rev A, (EX) 201 rev A, (GA) 100 rev A, (GA) 101 rev C, (GA) 102 rev C, (GA), (GA) 200 rev B, (GA) 201 rev B, (GA) 202 rev A, GA) 203 rev A, (EX) 202 rev A, (EX) 203 rev A, (GA) 300 rev C, (GA) 301 rev C, (GA) 302 rev C, (GA) 303 rev C, 2, (PL) 801 (PL) 802, (PL) 803, (PL) 804, 125 Finchley Road noise Impact Assessment Report ref 25361.NIA.01 - Rev B by KP Acoustics, 125 Finchley Road Design and Access Statement 02.05.2023, 125 Finchley Road London NW3 6HY Planning Statement prepared by NTA ref 1185 dated January 2023.

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: (TP) 500 rev B, (EX) 100 rev A, (EX) 101 rev A, (EX) 102 rev A, (EX) 200 rev A, (EX) 201 rev A, (GA) 100 rev A, (GA) 101 rev C, (GA) 102 rev C, (GA), (GA) 200 rev B, (GA) 201 rev B, (GA) 202 rev A, (GA) 203 rev A, (EX) 202 rev A, (EX) 203 rev A, (GA) 300 rev C, (GA) 301 rev C, (GA) 302 rev C, (GA) 303 rev C, 2, (PL) 801 (PL) 802, (PL) 803, (PL) 804, 125 Finchley Road noise Impact Assessment Report ref 25361.NIA.01 - Rev B by KP Acoustics, 125 Finchley Road Design and Access Statement 02.05.2023, 125 Finchley Road London NW3 6HY Planning Statement prepared by NTA ref 1185 dated January 2023.

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 The external noise level emitted from plant, machinery or equipment at the development with 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 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.

- 6 The noise level in offices at the development hereby approved shall meet the

noise standard specified in BS8233:2014 Guidance on sound insulation and noise reduction for buildings.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise.

- 7 Beyond the boundary of the fixed planter, balustrade and 2 gates (leading to the planting buffer zone and the mechanical plant enclosure) users of the terrace will not be permitted. Areas outside of this bounds shall not be used as a roof terrace, sitting out area or other amenity space. These areas shall only be accessed as necessary for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

- 8 Prior to commencement of development, full details in respect of fixed planters throughout the terrace and the planting buffer area to the north end of the first-floor flat roof shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance including details of watering systems
- ii. a plan and section at a scale of 1:20 with manufacturers demonstrating the construction and materials and in particular a sufficient volume of soil to be used for planters and tree pits or similar.
- iii. full details of planting species and density including indication of height to ensure vegetation is suitable for screening.

The planting shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 9 The planters and planting area on the roof terrace/flat roof shall be installed as per the approved first floor plan and permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 10 The use of the roof terrace for office staff hereby permitted shall be limited to the following times: 09:00 hours to 18:00 hours - Monday to Friday

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 11 Notwithstanding the provisions of the Town and Country Planning (Use

Classes) Order 1987 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the roof terrace shall only be used as ancillary to an office use (Class E (g) (i)) and for no other purposes.

Reason: To safeguard the amenity of the adjoining premises and the area generally in accordance with policies A1 and A4 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 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.
- 3 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.
- 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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer