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21st July 2023

Dear Sir/Madam,

ABBEY ROAD PHASE 3, LONDON, NW6 4DX

APPLICATION TO DISCHARGE CONDITIONS 11, 12, and 30 PURSUANT TO PLANNING PERMISSION REFERENCE 2022/2542/P DATED 3rd MARCH 2023

On behalf of our client London Borough of Camden, please find enclosed an application for the approval of details of Condition 11, 12, and 30, for planning application 2022/2542/P, permitted 3rd March 2023 for Abbey Road Phase 3, London, NW6 4DX.

The 3rd March 2023 (2022/2542/P) permission is for the following development:

“Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works.”

Please see below for details of Condition 11, 12, and 30. This application seeks full discharge for Conditions 11, 12 and 30.

Condition 11

Condition 11 of this permission requires the following:

“Prior to commencement of above ground works, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings, [eg. living room and kitchen above bedroom of separate dwelling]. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise in accordance with policy A1 of the Camden Local Plan 2017.”

Accordingly, the following documents have been submitted:

- Condition 11 Information Pack
- 9770.ATN04.IBF.1.29062023.TW (Letter of Conformity Planning Condition 11 12 Revision 1)

This condition requires that the enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is at least 5db above the minimum Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. The Building Regulations minimum level of airborne sound resistance is 45db in new builds, therefore in order to conform with Condition 11, the minimum level of airborne sound resistance must now be 50db. The documents



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submitted with regards to Condition 11 show that S1 and S2 walls separating dwellings achieve a “Acoustic Rating Airbourne” of “63 Rw dB”, successfully meeting the Condition 11 requirements.

RBA Acoustics have confirmed they have “worked closely with the wider design team to ensure that the above requirements will be met, and to ensure compliance with Condition 11 that was applied to ensure accordance with Policy A1 of the Camden Local Plan 2017”.

Condition 12

Condition 12 of this permission requires the following:

“Prior to commencement of above ground works, details shall be submitted to and approved in writing by the Council, of the sound insulation of the floor/ ceiling/ walls separating the commercial part(s) of the premises from noise sensitive premises. Details shall demonstrate that the sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within noise sensitive premises. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained. Reason: To ensure that the amenity of occupiers of the development site/adjacent dwellings/ noise sensitive premises is not adversely affected by noise in accordance with policy A1 of the Camden Local Plan 2017.”

Accordingly, the following documents have been submitted:

- 9770.ATN04.IBF.1.29062023.TW (Letter of Conformity Planning Condition 11 12 Revision 1)
- Condition 12 Information Pack

This condition requires that the enhanced sound insulation value $D_{nT,w}$ and $L'_{nT,w}$ is at least 10db above the minimum Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings. The Building Regulations minimum level of airborne sound resistance is 45db in new builds, therefore in order to conform with Condition 12, the minimum level of airborne sound resistance must now be 55db.

RBA Acoustics have confirmed they have “worked closely with the wider design team to ensure that the above requirements will be met, and to ensure compliance with Condition 12 that was applied to ensure accordance with Policy A1 of the Camden Local Plan 2017”.

Condition 30

Condition 30 of this permission requires the following:

“Prior to commencement of development (except demolition), a feasibility assessment including overshadowing assessment and maintenance plan with the aim of maximising the provision of solar photovoltaics, to include 163 Solar PV panels providing 57kWp, should be submitted to the local planning authority and approved in writing. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter. Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with policies CC1 and CC2 of the London Borough of Camden Local plan Policies.”

Accordingly, the following documents have been submitted:

- Feasibility assessment (including overshadowing assessment and maintenance plan)

The documents submitted include a feasibility assessment including an overshadowing assessment and a maintenance plan with the aim of maximising the provision of solar photovoltaics. The documents provided show that there will be 166 Solar PV panels providing the total capacity of 58.1 kWp. The documents provided confirm compliance with Condition 30.

Summary

In summary, this application seeks to fully discharge Conditions 11, 12 and 30.

The fee in connection with the application for planning permission of £116 (as well as the £64 service charge) has been paid online via the Planning Portal.

In view of the above and enclosed we trust that this can now be discharged, however, should you require clarification of any element or any additional information then please do not hesitate to contact me.

We look forward to receiving acknowledgement of receipt of the application.

Yours faithfully



SARAH PATERSON

ASSISTANT PLANNER