

2417/08-2308DS-01

16 August 2023



London Borough of Camden
Planning and Environment Department
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Dear Sir / Madam

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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
34 SHOOT UP HILL, LONDON, NW2 3QB

On behalf of our Client, Kingscroft Estates LLP, Metropolis Planning and Design have been instructed to submit this application pursuant to **Condition 5** attached to planning permission **2017/3606/P** dated 7th November 2017.

Application Documentation

This online application ref: PP-12392345 consists of the following documentation:-

1. Completed Application Forms;
2. This Covering Letter;
3. The appropriate fee of £116.00; and
4. Technical Note (KR07269) prepared by KR Associates (UK) Ltd.

Background

The London Borough of Camden granted planning permission under reference 2017/3606/P on 7th November 2017 for the following development:-

“Conversion of no 2 garages into no 1 self-contained 1bed 2 person residential flat (C3) including single storey side extension, installation of ground floor lightwells, alterations to levels, landscaping and associated alterations.”

Subsequent minor amendments to the scheme were approved by the Council under reference 2022/5222/P which was granted planning permission on 17th January 2023.

The development included the following:-

“Amendments (including changes to layout and access) to planning permission reference 2017/3606/P dated 07/11/17 for conversion of 2 garages into 1 self-contained 1bed2person residential flat (C3) including single storey side extension, installation of ground floor lightwells; alteration to levels, landscaping and associated alterations”.

Condition 5 (Planning Permission 2017/3606/P)

Condition 5 states:-

“Prior to the commencement of the development, details shall be submitted to and approved in writing by the Council, of an enhanced sound insulation value Dnt’w and Ln’T w of at least 5 dB above the Building Regulations value, for ceiling / wall structures separating the hereby approved unit from rooms uses in adjoining dwellings. This is namely in respect to the two HMO units adjacent to the approved unit at lower ground and two HMO units immediately above at ground floor level within 34A and 34B and. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.”

This submission has been made for completeness following the approval of the abovementioned non-material amendment approval which regularised the position of development on site.

Scope of Technical Information

The accompanying technical note by KR Associates (UK) Ltd. has been prepared to confirm the required airborne and impact sound insulation required within the development and to provide the associated mitigation measures within the constraints of the development to achieve the required value.

The assessment concludes that in order to comply with the requirements of Condition 5, the recommended airborne sound insulation for the ceiling and wall is more than DnT’w + Ctr 48 dB and the impact sound insulation for the ceiling is less than LnT’w 59 dB.

The assessment also recommends that an acoustic ceiling should be installed throughout the proposed basement and acoustic wall lining applied to the rear wall.

The submitted details are therefore consistent with the general expectations of the approved scheme and as such the proposals are in accordance with Policy A1 and A4 of the Camden Local Plan 2017.



This application to discharge Condition 5 should be determined on the basis described above.

I trust that this is all in order and look forward to receiving your written acknowledgement shortly.

Yours sincerely

Metropolis Planning and Design

A handwritten signature in black ink, consisting of a stylized 'D' followed by a series of loops and a final horizontal stroke.

David Symonds
Associate

Encl