

Application ref: 2023/2001/P
Contact: Fast Track SC
Tel: 020 7974
Email:
Date: 24 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 Dockray Place
London
NW1 8QH**

Proposal:

Removal of door and window on southern elevation of Hawley Wharf Units D2-3 and installation of louvre.

Drawing Nos: 303/301.2; 303/103.2; and Plant Noise Assessment by RBA Acoustics dated 20th June 2023 (Ref: 12421.RP01.PNA.0).

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:

303/301.2; 303/103.2; and Plant Noise Assessment by RBA Acoustics dated 20th June 2023 (Ref: 12421.RP01.PNA.0).

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 served by the louvres hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or 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.

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 Prior to use of the plant, machinery or equipment served by the louvres hereby approved they shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and thereafter 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.

Informative(s):

- 1 Reason for granting:

An existing window and door would be removed to accommodate the installation of a ventilation louvre on the southern elevation of Hawley Wharf Units D2-3. The louvre is to be installed within the existing frames occupied by the door and window and will serve as extraction to ducting and plant equipment being installed inside the commercial unit. The louvres are on the façade facing the elevated railway line.

Given the design, scale and siting of the louvres, the proposal would have no significant impact on the character and appearance of either the host building or the streetscene, and as such, is considered to be acceptable in design terms.

The proposal is not considered to have any adverse impact on the amenity of the nearest residential occupiers in terms of light and outlook given the minor

nature of the proposal.

A noise assessment has been submitted in support of the application which assesses the noise omitted by the proposed equipment (via the louvres) and the potential impact of that on the amenity of the nearest residential properties. The report has been reviewed by the Council's Environmental Health Officer who confirms that appropriate methodology has been followed, the calculations show that the noise levels of the plant ventilated by the louvres will meet the Local Authority criteria during the operating period and should not have an adverse impact on the nearest noise sensitive properties. Approval would be subject to conditions requiring compliance with Camden's noise standards and to manage vibration.

As such, the proposed development is in general accordance with policies A1, A4 and D1 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2023.

- 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 2023.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer