

Application ref: 2023/2946/P
Contact: Kate Henry
Tel: 020 7974 3794
Email: Kate.Henry@camden.gov.uk
Date: 27 October 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

Quod
21 Soho Square
London
W1D 3QP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Deemed Consent - No Objection

Address:

**Land bounded by Grafton Terrace
Maitland Park Villas and Maitland Park
containing Existing TRA Hall and Garages; and Land adjacent to Maitland Park
Villas containing existing Aspen House
gymnasium and garages.**

Proposal:

Acoustic report (music from TRA hall) required by condition 37 and sound limiter details required by condition 38 of planning permission reference 2019/4998/P, dated 25/09/2020 (which itself amended application references 2015/6696/P, dated 14/04/2016 and 2014/5840/P, dated 31/03/2015) (for: provision of residential units and replacement Tenants and Residents Association hall across two sites with associated multi-use games area, landscape and associated works, following demolition of Aspen House, gymnasium and garages at Maitland Park Villas and TRA Hall and garages on Grafton Terrace)
Drawing Nos: Music noise levels (Conditions 11, 37 & 38) Report 17/0485/R3 (RSK Acoustics), dated 08/06/2023; Music noise levels (Conditions 11, 37 & 38) Report 17/0485/R3 (RSK Acoustics), dated 13/07/2023.

Deemed consent has been granted.

Informative(s):

- 1 This application sought to discharge conditions 37 and 38 of planning

permission 2019/4998/P, dated 25/09/2020 (which itself amended earlier permissions at the application site). Condition 37 requires the submission of an acoustic report which provides sound tests to demonstrate music from the TRA Hall complies with condition 11 (music noise levels). Condition 38 requires the installation of a suitable sound limiting device in the TRA Hall to ensure the noise limits specified by condition 11 are not exceeded; and the subsequent submission of a certificate of compliance.

Two reports were provided. The first details measurements of the sound insulation performance of the separating floor between the TRA hall and first-floor flats above and is intended to inform the specification of the sound limiting device required by condition 38. The second details measurements of separating floor sound insulation and witnessing of sound levels relating to music noise in the TRA Hall.

A deemed discharge notice was submitted to the Council on 10/10/2023, which specified that deemed discharge would take effect on 24/10/2023.

Conditions 37 and 38 are deemed to be discharged with effect from 24/10/2023.

Notwithstanding the deemed discharge, the Council's Noise Officer has reviewed the reports and is satisfied that the noise limiter that has been installed ensures the relevant required noise levels in habitable rooms are achieved. As such, the proposed development is in general accordance with Policies A1 and A4 of the Camden Local Plan 2017.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer