

Application ref: 2024/0285/P
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Date: 1 March 2024

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Quod
21 Soho Square
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Prior Approval Required - Approval Given

Address:

**Garages adjacent to Durston
Cannington and Ashington blocks
Queen's Crescent
Coity Road and Athlone Street
London
NW5**

Proposal:

Demolition of three groups of garages located within the West Kentish Town Estate.

Drawing Nos: 21745_23/TCP/01 Rev. H, 0WKTE_AHMM_ZZ_ZZ_DR_A_PL125,

0WKTE_AHMM_ZZ_ZZ_DR_A_PL128, 0WKTE_AHMM_ZZ_ZZ_DR_A_PL127,

0WKTE_AHMM_ZZ_ZZ_DR_A_PL120; Tree Survey, Arboricultural Implications

Assessment & Method Statement,

Protection of retained trees during development document, Demolition Environmental Management Plan & Method Statement Version 5, Area Schedule, Risk Assessments, Bat Report, Detailed Unexploded Ordnance document, Tree Survey Data, Geo-Environmental Interpretative Report, Asbestos Compliance Contractor Brief, Asbestos Surveys (Wedmore garages 1, 6, 7, 11, 12, 13, 16; Ashington garages 1, 7; Langridge garage 6).

The Council has considered your application for prior approval of siting and appearance in respect of the telecommunications equipment described above and hereby determines that prior approval is required and **gives approval**.

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans- 21745_23/TCP/01 Rev. H, 0WKTE_AHMM_ZZ_ZZ_DR_A_PL125, 0WKTE_AHMM_ZZ_ZZ_DR_A_PL128, 0WKTE_AHMM_ZZ_ZZ_DR_A_PL127, 0WKTE_AHMM_ZZ_ZZ_DR_A_PL120; Tree Survey, Arboricultural Implications Assessment & Method Statement, Protection of retained trees during development document, Demolition Environmental Management Plan & Method Statement Version 5, Area Schedule, Risk Assessments, Bat Report, Detailed Unexploded Ordnance document, Tree Survey Data, Geo-Environmental Interpretative Report, Asbestos Compliance Contractor Brief, Asbestos Surveys (Wedmore garages 1, 6, 7, 11, 12, 13, 16; Ashington garages 1, 7; Langridge garage 6).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 07:00 - 18:00 Monday to Friday daily, 08:00 - 13:00 on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

Reason: To protect the amenity of nearby residents in accordance with Policy A1 of the Camden Local Plan 2017.

- 3 Best Practicable Means (BPM) should be used, including low vibration methods and silenced equipment and machinery, in accordance with the Approved Codes of Practice of BS5228:2009 for noise and vibration control on construction and open sites.

Reason: To protect the amenity of local residents in accordance with Policy A1 of the Camden Local Plan 2017.

- 4 The following noise limits are to be set as monitoring limits:

Day: Monday to Friday; Relevant Time Period (hrs): 07.00 to 08.00; Averaging Time, T: 1 hr; Threshold Level for Construction Noise (dB LAeq, T): 70;

Day: Saturday; Relevant Time Period (hrs): 07.00 to 08.00; Averaging Time, T: 1 hr; Threshold Level for Construction Noise (dB LAeq, T): 70;

Day: Saturday; Relevant Time Period (hrs): 08.00 to 13.00; Averaging Time, T: 5 hr; Threshold Level for Construction Noise (dB LAeq, T): 75;

* All units are expressed as "A" weighted decibels ((dB(A)).

* LAeq shall be defined as BS 5228, Part 1.

* The noise limits set above are the maximum values when measured one metre from the facade of the nearest dwelling.

* Exceptionally consent for work outside the hours specified above may be given after necessary consultation with the Council in advance.

Reason: To protect the amenity of nearby residents in accordance with Policy

A1 of the Camden Local Plan 2017.

- 5 The following vibration limits are prescribed to control levels of ground vibration arising from the works:

Type of Activity: All; Limit (mm/sec PPV): 5.0.

Reason: To protect the amenity of nearby residents in accordance with Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 The proposed development constitutes 'permitted development' under Part 11, Class B, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (GPDO).

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.

Yours faithfully

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

Daniel Pope
Chief Planning Officer