

Application ref: 2024/0108/P
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Date: 21 March 2024

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

Phone: 020 7974 4444

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Arts Lettres Techniques
33 Arlington Road
London
NW1 7ES
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Fraser Regnart Court
Southampton Road
London
Camden
NW5 4HU

Proposal:

Variation of condition 4 (External Noise) of planning ref 2022/5511/P dated 11/10/2023 for 'Erection of timber infill extension to west wing, various external low carbon energy measures including solar PV arrays and air source heat pumps and external wall insulation.' to allow for plant noise levels of between 9dB below and 5dB above background noise levels.

Drawing Nos: SPA 101, Cover Letter (February 2024) and Planning Statement (December 2023),

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
Heritage Impact Assessment: revised September 2023
Design and Access Statement: revised September 2023

Existing situation:

SPA 200 Location plan 1:1250.pdf
SPA 201 Site Plan 1:200 A2.pdf
SPA 202 Roof Plan 1:200 A2.pdf
SPA 203 North Range Ground Floor Plan 1:100 A2.pdf
SPA 204 North Range First Floor Plan 1:100 A2.pdf
SPA 205 North Range Front and Rear Elevations 1:100 A2.pdf
SPA 206 West Range Ground Floor Plan 1:100 A2.pdf
SPA 207 West Range First Floor Plan 1:100 A2.pdf
SPA 208 West Range Front and Rear Elevations 1:100 A2.pdf
SPA 209 South Range Ground Floor Plan 1:100 A2.pdf
SPA 210 South Range First Floor Plan 1:100 A2.pdf
SPA 211 South Range Front and Rear Elevations 1:100 A2.pdf
SPA 212 Guest Accommodation Plan 1:50 A3.pdf
SPA 213 Guest Accommodation Section AA 1:50 A3.pdf
SPA 214 Guest Accommodation Side Elevation 1:50 A3.pdf
SPA 215 Guest Accommodation Rear Elevation 1:50 A3.pdf
SPA 216 Hall Plan 1:50 A3.pdf
SPA 217 Hall Section AA 1:50 A3.pdf
SPA 218 Hall Section BB 1:50 A3.pdf
SPA 219 Hall Elevation South 1:50 A3.pdf
SPA 220 Hall Elevation West 1:50 A3.pdf

Drawings of proposed works:

SPA 301 Site Plan 1:200 A2.pdf
SPA 302 Roof Plan 1:200 A2.pdf
SPA 303 North Range Ground Floor Plan 1:100 A2.pdf
SPA 304A North Range First Floor Plan 1:100 A2.pdf
SPA 305A North Range Front and Rear Elevations 1:100 A2.pdf
SPA 306 West Range Ground Floor Plan 1:100 A2.pdf
SPA 307A West Range First Floor Plan 1:100 A2.pdf
SPA 308A West Range Front and Rear Elevations 1:100 A2.pdf
SPA 309 South Range Ground Floor Plan 1:100 A2.pdf
SPA 310A South Range First Floor Plan 1:100 A2.pdf
SPA 311A South Range Front and Rear Elevations 1:100 A2.pdf
SPA 312 Guest Accommodation Plan 1:50 A3.pdf
SPA 313 Guest Accommodation Section AA 1:50 A3.pdf
SPA 314 Guest Accommodation Side Elevation 1:50 A3.pdf
SPA 315 Guest Accommodation Rear Elevation 1:50 A3.pdf
SPA 316 Hall Plan 1:50 A3.pdf
SPA 317 Hall Section AA 1:50 A3.pdf
SPA 318 Hall Section BB 1:50 A3.pdf
SPA 319 Hall Elevation South 1:50 A3.pdf
SPA 320 Hall Elevation West 1:50 A3.pdf
SPA 321A Details Proposed 1:10 A1.pdf

Max Fordham and Partners
20230913 Noise Modelling Design

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The target noise emission level emitted from plant, machinery or equipment at the development shall be within the 'amber' zone (between 9dB below and 5dB above measured background noise levels) as per table C in Appendix 3 of the Camden Local Plan 2017.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and 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 Reasons for granting permission/consent-

It is proposed to alter the wording of condition 4 of planning permission 2022/5511/P which controlled the external noise level emitted from the proposed plant (Air Source Heat Pump). The principle of the development and the design have been established under planning permission reference 2022/5511/P granted on 11/10/2022.

The original wording of condition 4 was:

'The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014'

The new wording of condition will be:

'The target noise emission level emitted from plant, machinery or equipment at the development shall be within the 'amber' zone (between 9dB below and 5dB above measured background noise levels} as per table C in Appendix 3 of the Camden Local Plan 2017'.

In terms of noise impacts, the Council's Environmental Health Officer has reviewed the proposal and the requisite plant noise criteria and it is considered that the proposal would retain acceptable noise levels and that the amenity of existing and future occupiers would be duly protected.

The development is thus considered to be in accordance with policies A1 and A4 of the Camden Local Plan.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision, the Belsize CAAC has raised no objection to the proposal. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023

- 2 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.
- 3 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.

- 4 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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:

<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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer