

Application ref: 2024/1651/P
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Date: 10 May 2024

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Marrons
60 Gracechurch Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
156 West End Lane
London
NW6 1SD

Proposal:

Details pursuant to condition 39 (A3 odour mitigation) of planning permission 2023/1716/P dated 21 February 2024 as varied by reference 2019/4140/P dated 14 July 2021 and 2015/6455/P dated 23 June 2017 for the Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings (Class C3), flexible non-residential use (Class A-A3, D1, D2), employment floorspace (Class B1) and community meeting space (Class D1) in buildings ranging from 3 to 7 storeys (summary).

Drawing Nos: Planning Cover Letter dated 26 April 2024 reference: 2514126.1 prepared by Marrons; Specification & EMAQ Report dated 1 February 2024 prepared by PurifiedAir; Plant Noise Impact Assessment dated 26 April 2024 reference: 90960 revision: 04 prepared by NSL, Equipment Schedule rev: C dated 01/02/2024.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission:

Prior to commencement of any A3 use on site, condition 39 requires details of

odour mitigation and ventilation systems including an accompanying acoustic report with details of any necessary acoustic isolation and sound attenuation measures to be submitted to and approved in writing by the Local Planning Authority.

The agent has submitted a EMAQ Report and a Plant Noise Impact Assessment, which Council's Environmental Health Officer has reviewed and confirmed the documentation submitted is satisfactory. The Reports conclude that the proposed equipment will safeguard the amenities of the surrounding area in accordance with the requirements of policies A1 (Managing the impact of development) and A4 (Noise and vibration) of the Local Plan 2017. Therefore, condition 39 can be discharged.

The full impact of the development has been considered during the determination of the original application.

As such, the details are in accordance with A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that 26 (land contamination Validation or Verification Statement), of planning permission 2023/1716/P dated 21 February 2024 as varied by reference 2019/4140/P dated 14 July 2021 and 2015/6455/P dated 23 June 2017 is outstanding and requires details to be submitted and approved.

Details have been submitted for conditions 9 (details of compliance with Building Regs Part M4 (3) 2a, 2024/0766/P), 10 (details of compliance with Building Regs Part M4 (2), 2024/0766/P), 25 (details of PV panels, 2024/1607/P), 28 (details of non-residential space split, 2024/0766/P), 30 (details of CCTV, 2024/1627/P) and, 44 (cycle parking details, 2024/0766/P) are under consideration.

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



Daniel Pope
Chief Planning Officer