

# 2023/4757/P - Utopia Village, 7 Chalcot Road, London, NW1 8LH



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**2021/5939/P – Utopia Village Photos**

Photo of building proposed to be plant building



Photo of existing bridge and its condition





Photo of existing gate and plant building (to the left)



Photo showing rear of plant building, proximity to neighbours and where noise measurements have been taking place



Photo of location of other plant – roof removed and replaced



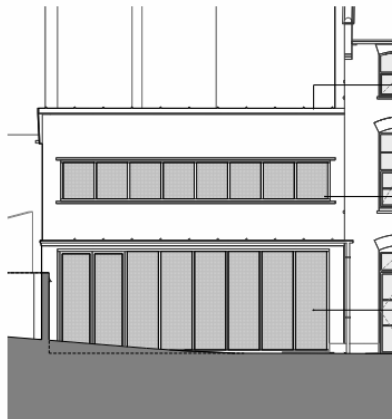
Photo of entrance from Chalcot Road



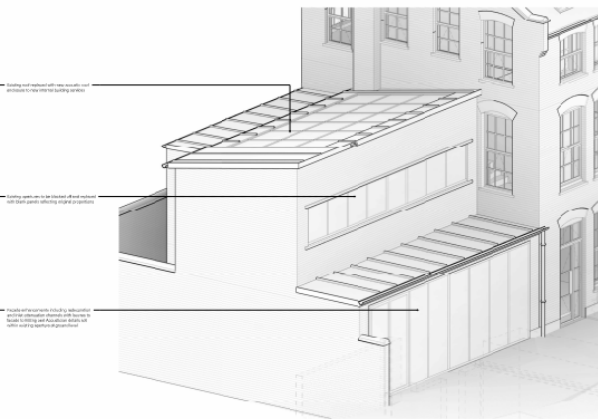


# Proposed drawings

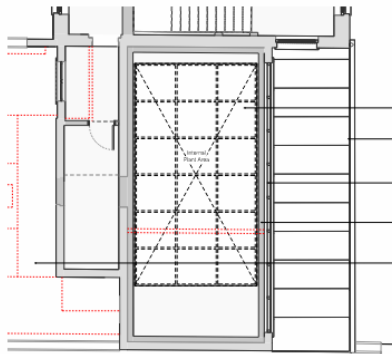
## Plant design



PLANT SPACE FACADE - ELEVATION



PLANT SPACE FACADE - 3D CUTAWAY



PLANT SPACE FACADE - FIRST FLOOR PLAN



PLANT SPACE FACADE - PHOTOGRAPH AS EXISTING



PLANT SPACE FACADE - CGI VISUALISATION

## Plant design development

### PLANT SPACE FACADE DESIGN PROGRESSION



PHOTOGRAPH AS EXISTING



CGI VISUALISATION - ORIGINAL PROPOSAL

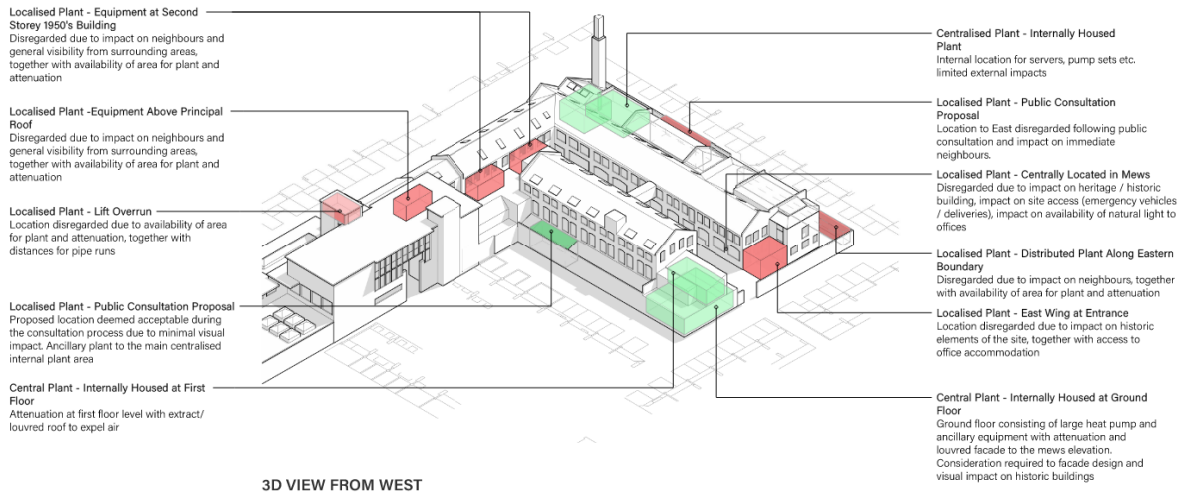
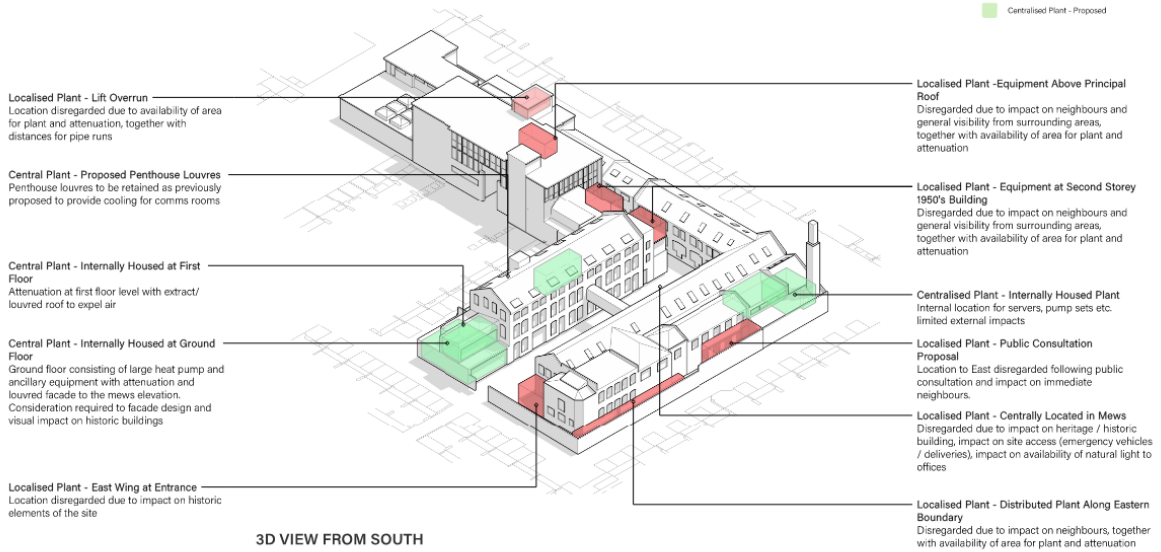


CGI VISUALISATION - REVISED PROPOSAL

01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

**Legend**

- Localised Plant - Not Recommended
- Centralised Plant - Proposed



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b> 19/01/2024	
				<b>Consultation Expiry Date:</b> 31/12/2023	
<b>Officer</b>			<b>Application Number(s)</b>		
Ewan Campbell			2023/4757/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Utopia Village 7 Chalcot Road London NW1 8LH			Please refer to draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Demolition of existing lean-to structures along the eastern boundary, erection of infill extension, alterations to the exterior of the building including replacement/alteration of windows and doors, removal of external services and plant, improvement of some external finishes, replacement of sections of roof, recladding of external stair case, installation of vents and over-cladding to plant room, refurbishment of bridge structure, installation of air intake/exhaust features associated with ventilation/heating/cooling systems, external courtyard landscaping works and replacement of entrance gates.					
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>					
<b>Consultations</b>					
		No. of responses	<b>121</b>	No. of objections	<b>112</b>
<b>Neighbour Consultation</b>		112 Objections submitted and concerns summarised below: <ul style="list-style-type: none"> <li>- Design of new plant building harmful to conservation area</li> <li>- New plant building out of keeping and character</li> <li>- Against conservation policies within the local plan</li> <li>- Demolition of building is contrary to environmental policies</li> <li>- Noise impact from proposed plant room</li> <li>- Noise levels are at harmful levels</li> <li>- Issues with noise calculations</li> <li>- Issues with garden measurements</li> <li>- Potential vibration risk</li> <li>- Does not take into account properties within close proximity</li> </ul>			

- Independent noise assessment required
- Noise assessment has been criticised by independent assessors
- Proposals should be assessed by environmental health colleagues
- No energy statement has been submitted
- Issues accessing documents
- Consultation process was poor and did not consult residents properly
- Bring property prices down
- Noise will have detrimental impact on health and wellbeing

Following further noise assessments completed by the applicant there were a further 12 objections who raised concerns over:

- Loss of amenity
- No evidence that the noise reduction levels can be achieved in space available
- Independent assessment call into question results from submitted noise assessment
- Can't rely on planning conditions to enforce noise limits
- Does not comply with policies A1, A4, D1, D2 and CC2 of Local Plan
- Impacts on heritage
- Sets dangerous precedents
- Impact on well-being of residents
- Mistakes and omissions on statement
- Developers ignoring Council policies
- Did not consult residents

*Officer Comments: In relation to design, amenity impacts and energy efficiency these issues are covered within section 2 of the assessment.*

*Regarding comments in relation to the engagement process, in terms of the planning application the consultation process has been carried out in accordance with the statutory requirements. Neighbour comments and discussions with the agent also indicate that some form of neighbour consultation was also carried out. The Council cannot insist that pre-application consultations are undertaken, as such this is not a relevant material consideration for this application.*

**Primrose Hill CAAC**

**Primrose Hill Conservation Area Advisory committee (CAAC)** have objected to the proposal. Concerns include:

- Pre-app review was undertaken by the CAAC
- Issues with the built fabric alterations although supported works subject to conditions
- Landscaping of mews should be sorted via condition
- Gates design not in keeping
- Object to another forward projection adjacent to main historic building
- Concerns over amenity of residents
- Request for PassiveHaus principles for the development
- Object to air conditioning on site
- Inadequacy of noise reports
- Issues of potential light pollution

*Officer Comments: The assessments of design and heritage are within*



*section 2.2. Amenity and sustainability impacts are addressed in sections 2.3 and 2.4.*

Following amendments the CAAC was offered further opportunity to comment on the scheme and the concerns were raised as below:

- Various design measures that require further information including the proposed roof terminals, demolition and opening up of the courtyard area, recladding of external stair
- Revised cladding of plant area is now acceptable
- Concerns over how sustainable the new plant is
- Failure to comply with the cooling hierarchy
- Not enough information provide for the Council to assess
- Still issues with the detail of the noise reports including acoustic information, noise output from roof louvres and roof terminals

*Officer comments: The issues relating to design have been covered in the relevant sections below. In relation to the sustainability concerns, as explained in section 2.4 below, there is a degree of flexibility in assessing commercial buildings given that these need to regulate temperature in a constant manner. With the noise concerns, these are covered below in section 2.3. All noise documents, including assessments provided by residents, have been assessed by the Council's Environmental Health officer.*

## Site Description

The application site is located on the north side of Chalcot Road, set within a mews at the rear of the terraces on Gloucester Avenue, Edis Street, Chalcot Road, Egbert Street and Fitzroy Road. It has two pedestrian and vehicular access points via Chalcot Road (between nos. 6 and 8) and via Egbert Street (between nos.13 and 14). Deliveries are made using both entrances.

It comprises a part two-storey/part three-storey building that has historically operated as a piano manufacturing workshop. The existing space is laid out with 12 units, each accommodating a separate business but with some businesses occupying several units. The site also includes a management office. Some of the units are currently vacant. The agent has advised that the existing site has the benefit of 20 parking spaces and that all units are used within use class E (formerly B1a) excluding units 11 and 11a which are in use as a recording studio.

The building is predominantly part two and part three storey, and whilst not a listed building, it is within the Primrose Hill Conservation Area and is noted as a negative contributor.

The special character and appearance of Primrose Hill Conservation Area comes from it being a planned nineteenth century residential area, interspersed with shops, businesses and public houses.

The conservation area statement notes on page 16 that the industrial buildings are often clustered around small enclosed courtyards and alleyways, and whilst they occupy a considerable amount of land, they are largely hidden from view, therefore allowing the residential terraces to dominate the townscape.

Utopia Village is noted as making a positive contribution to the character and appearance of the conservation area in the adopted statement. It is a late nineteenth century mews of two and three

storey workshops which use similar materials and details found in the surrounding areas. There are later, twentieth century additions which are of lesser interest. For clarity, the building proposed to be replaced by the plant building is one of these 20<sup>th</sup> century additions.

Due to its location, it has a rather self-contained feel which is detached from the surrounding townscape. It is of interest as an example of small scale, nineteenth century industrial development, sitting comfortably within a residential context.

## **Relevant History**

**2021/5939/P** - Replacement, consolidation and renewal of existing heating/cooling/ventilation systems and two associated acoustic enclosures (Granted 20/07/2022)

**2020/2674/P:** Removal of existing condensers and associated vents and ducting, and installation of condenser units and acoustic enclosure, hood vents and louvered wall vents at roof level. (Withdrawn)

**2020/1251/P:** Replacement of ground and first floor roof lanterns; replacement of existing glazed roof with solid roof with rooflights; replacement of glazing on Egbert Street frontage; alterations to ground floor fenestration on north-west elevation. (Granted 08/06/2020)

**2013/6589/P:** Change of use from offices (Class B1a) to 53 residential units (Class C3). (Refused Prior Approval 03/12/2013)

## **National Planning Policy Framework 2023**

### **The London Plan 2021**

#### **Camden Local Plan 2017**

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A4 Noise and Vibration

Policy CC1 Climate Change Mitigation

Policy CC2 Adapting to Climate Change

Policy D1 Design

Policy D2 Heritage

Policy E1 Economic Development

#### **Camden Planning Guidance (CPG)**

CPG Design (January 2021)

CPG Amenity (January 2021)

CPG Energy Efficiency and Adaption (January 2021)

### **Primrose Hill Conservation Area Statement 2000**

## Assessment



## 1. PROPOSAL

1.1. The proposal includes:

- Demolition of existing lean-to structures along the eastern boundary and erection of infill extension,
- alterations to the exterior of the building including replacement and alteration of windows and doors,
- removal of external services and plant,
- improvement of some external finishes, replacement of sections of roof, re clad external stair case, install vents and over clad plant room and refurbishment of bridge structure,
- installation of air intake/exhaust features associated with ventilation, heating and cooling systems,
- external courtyard landscaping works and
- replacement of entrance gates

Following the Council requesting amendments, the following changes were made:

- Plant enclosure design amended with louvered wall terminals removed
- Window replacements reflecting original and traditional design
- Roof ridge vents changed

### *Consultation Process*

Given the amount of objections in response to both the original application and the amended scheme, the Council has permitted external noise consultants to assess the scheme and its supporting documents in relation to the impact of noise on neighbours. Whilst the Council's Environmental Health Officer (EHO) did not object in principle to the scheme, there have been some amendments to the originally submitted noise documentation which were required and therefore the applicant was permitted additional time to provide updated noise measurements and documents. The EHO did also assess the responses that were provided to the Council from external noise consultants.

Following the steps above, the Council also allowed for further assessment of the updated noise documents by these external noise consultants and these additional comments have formed a key part of the officer's assessment. The EHO has therefore assessed both the updated noise documents from the applicant and those from the external noise consultants and has reached the conclusion that the impact of noise on neighbours is not harmful. Full assessment of noise impact is provided in the amenity section below.

## 2. ASSESSMENT

2.1. The material considerations for this application are as follows:

- Design and Heritage
- Amenity
- Energy and Sustainability

### 2.2. Design and Heritage

2.2.1. The Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

- 2.2.2. The site is completely surrounded by residential properties and some positively contribute to the character of the conservation area. The site itself however is a commercial/light industrial complex that is made up of a series of connected buildings that serve many smaller business. The site and building already contains associated roof top development and plant as is common of a building of this use and nature.
- 2.2.3. At the southern end of the historic buildings it is proposed to replace a modern two storey building with a large plant enclosure which will appear similar to the existing building in terms of scale and fenestration. The existing building is a rather bland 1950s structure with plain brickwork and strips of fenestration. Other than its scale and use of brickwork, it contributes little to the composition of Utopia Village. Whilst the refurbishment works mean it is similar in design and scale the finishes and materials are of higher quality and visually cleaner meaning that the replacement building is acceptable and preserves the character of the site and conservation area.
- 2.2.4. The infill extension under the first floor cantilevered structure bordering the rear of the properties on Egbert Street is acceptable and does not raise any concerns as it will infill a somewhat incongruous gap. The façade would match the rest of the building and would have a limited visibility, even from nearby private gardens, due to the high boundary wall.
- 2.2.5. The entrance gates on Chalcot Road and Egbert Street are to be replaced. Both of the existing gates are modern and of limited visual interest. The replacement gates are modern in appearance, but their decorative appearance, with a vertical linear appearance sits comfortably within the high quality residential streets they are viewed from.
- 2.2.6. The existing windows are a mixture of styles, depending on the age of the building that they are located in. On the historic nineteenth century building unsympathetic uPVC windows have been installed. It is proposed to replace these with metal, multi paned windows. Following revisions and comments from the Conservation Officer the materials are accepted now the mullion design on the tripartite windows on the eastern block has been retained.
- 2.2.7. On the ground floor, some windows are replaced with doors of a similar design to the replacement windows. These will be in keeping with the character of the site. The windows on the twentieth century parts of the site are of no real interest and their replacements will be almost identical in appearance meaning these changes are acceptable.
- 2.2.8. The bridge link structure appears to date originally from the 1880s and is not an uncommon feature to link industrial buildings. Currently the element is in a poor state and has been significantly altered through the installation of unsympathetic cladding and insulation. The bridge will be retained, but the cladding replaced with a modern glazing which would create the impression of a more open structure, which would improve views along the street and be more in keeping with the architecture of Utopia Village. This offers an improvement to the conservation area and character of the site and is therefore welcomed.
- 2.2.9. On the historic buildings it is proposed to install protruding roof vents. Considering the industrial character of the building, these introductions are in line with its character and their uniform spacing gives them a sense of being part of the building, rather than an afterthought.
- 2.2.10. Several grilles have been proposed as well as part of the scheme which are acceptable in principle. Following revisions, these have been revised to either moved to less visible location or their design changed to decorative cast iron grilles which is now acceptable.

2.2.11. The development is considered to preserve the character and appearance of the Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.2.12. Overall the proposals are considered to comply with policies D1 and D2 of the Local Plan (2017) and preserve the character of the conservation area. A condition for further details in relation to the proposed windows and facing materials for all works will be placed on the application.

### 2.3. Amenity

2.3.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy, outlook; sunlight, daylight and overshadowing; artificial lighting levels; noise and vibration; odour, fumes and dust; and impacts of the construction phase, including the use of Construction Management Plans. Policy A4 of the Local Plan seeks to ensure that noise and vibration is controlled and managed.

2.3.2. The majority of the proposal is for fenestration changes including windows, inclusion of roof vents and louvres which not have a harmful impact on neighbouring amenity. The infill extension is below the boundary wall and therefore will not impact neighbours on Egbert Street.

2.3.3. The proposal includes the refurbishment of an existing building to the south of the site which will house the majority of the site's plant equipment and therefore has noise implications to consider. This is a key issue in relation to the objections that have been received with residents also providing alternative noise assessments for review.

2.3.4. Acoustic assessments have been submitted to support this application. Noise assessments have also been submitted by nearby residents objecting to the application. The Council has adopted a communicative approach and enabled the developer to conduct further assessments and given residents ample opportunity to assess all noise assessments submitted to the Council.

2.3.5. Following an assessment from the Council's Environmental Health Officer (EHO), appropriate noise assessment guidelines, such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, BS 8233 Guidance on sound insulation and noise reduction for buildings, Camden Council's Local Plan, version June 2017 and BS 4142:2014 "Methods for rating and assessing industrial and commercial sound", have been followed within both of the reports the applicant has submitted

2.3.6. The applicant's latest assessment Report *No. 2301061-4 Rev A* has also now considered the slightly lower background noise levels recorded by the objecting residents' acoustic consultant as the basis of the design noise criteria, both in respect of its assessment of noise transmission to the nearest noise affected residential windows and in respect of its assessment of the predicted noise levels in nearby gardens/terraces.

2.3.7. The applicant's plant noise criteria has been adequately predicted, according to the EHO, by taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building. Therefore the Council is satisfied that the submitted acoustic documentation meets Local Plan requirements and would not have an adverse impact on the nearest sensitive receivers. As part of the noise mitigation condition



a post-installation noise assessment is required to be carried out to confirm compliance with the noise criteria and additional steps to mitigate noise shall be carried out as necessary.

2.3.8. Therefore it is considered that the application would be acceptable in environmental health terms, subject to appropriate compliance conditions which will be placed on the decision notice.

2.3.9. Overall the Council is satisfied that the acoustic submission meets Local Plan requirements and would not have an adverse impact on the nearest residential receptors, and therefore the application is acceptable in environmental health terms. Two compliance conditions will be required to ensure that noise levels do not exceed acceptable levels and that this can be enforced against if exceeded.

2.3.10. Therefore it is considered the proposal complies with A1 and A4 of the 2017 Local Plan.

#### 2.4. Energy and Sustainability

2.4.1. Policy CC1 (Climate Change Mitigation) requires all development to minimise the effects of climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. This will be done through promoting zero carbon development, reach London Plan targets and support and encourage energy efficiency improvements to existing buildings

2.4.2. Policy CC2 (Adapting to Climate Change) requires all new development to be resilient to climate change by protecting existing green spaces and promoting new green infrastructure, not increasing surface water run-off and promoting Sustainable Urban Drainage systems, incorporating green and blue roofs where possible and attempting to reduce the impact of urban and dwelling overheating by applying the cooling hierarchy

2.4.3. The proposal is for the consolidation of all existing AC units into 2 centralised sites and the removal of the existing AC units which are currently scattered around the site. The agents have confirmed that the existing AC system, as originally installed, includes a range of heat pump split AC units, which are not in accordance with building control requirements and were also installed in a piecemeal basis throughout the building. The present comprehensive installation is in line with current building control standards, providing heat recovered fresh air, which the building didn't have previously before.

2.4.4. The proposed mechanical plant installation would be a much more efficient system than before, recovering energy wherever possible. All external components and pipes would be heavily insulated to avoid energy loss. All internal pipes and ducts have been insulated where possible to prevent the unnecessary loss of energy. The whole mechanical plant installation has been designed to achieve low or no energy loss, while also recovering as much energy as possible to redistribute around the building. The replacement of existing units therefore will therefore be much more efficient than existing.

2.4.5. Upon consultation with the Council's Sustainability Officer, it has been confirmed that the sustainability policies mentioned above refer to new plant equipment only and are not to be strictly applied where replacement equipment is being proposed. In this instance, there are already a large number of AC units on site which are being replaced with a much more efficient system. This means that the Council cannot apply cooling hierarchy principles in the same way as if the site did not have any plant equipment to start with. It is also important to note that Utopia Village contains commercial and light industrial uses which require additional temperature regulation as standard compared with a typical residential property.

2.4.6. Overall it is considered that the proposed air condenser units meet the requirements outlined in policies CC1 and CC2 of the 2017 Local Plan.

## **RECOMMENDATION**

3.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 27<sup>th</sup> May 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/4757/P  
Contact: Ewan Campbell  
Tel: 020 7974 5458  
Email: [Ewan.Campbell@camden.gov.uk](mailto:Ewan.Campbell@camden.gov.uk)  
Date: 23 May 2024

**Development Management**  
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London Borough of Camden  
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Judd Street  
London  
WC1H 9JE

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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Smith Jenkins Ltd  
7 Canon Harnett Court  
Wolverton Mill  
Milton Keynes  
MK12 5NF

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:  
**Utopia Village**  
**7 Chalcot Road**  
**London**  
**Camden**  
**NW1 8LH**

# DECISION

Proposal:

Demolition of existing lean-to structures along the eastern boundary, erection of infill extension, alterations to the exterior of the building including replacement/alteration of windows and doors, removal of external services and plant, improvement of some external finishes, replacement of sections of roof, recladding of external stair case, installation of vents and over-cladding to plant room, refurbishment of bridge structure, installation of air intake/exhaust features associated with ventilation/heating/cooling systems, external courtyard landscaping works and replacement of entrance gates.

Drawing Nos: Existing Drawings: 34510/1, 34510/3, 34510/4, 34510/5, 34510/6, 34510/7, 34510/7, 34510/8, 34510/9, 34510/10, 34510/11, 34510/12, 34510/13, 34510/14, 34510/15, 34510/16, 34510/17, 34510/18, 34510/19, 34510/20, 34510/21, 34510/22

Proposed Drawings: 22029-PV0040-C, 22029-PS0010-C, 22029-PP0042-A, 22029-PD0012-C, 22029-PD0011-B, 22029-PD0010-B, 22029-L001-A, 22029-PP0030-E, 22029-PP0032-C, 22029-PP0031-D, 22029-PP0010-F, 22029-PS0010-D, 22029-PV0041-A, 22029-PD0013-B, 22029-PE0010-G, 22029-PE0020-G



Supporting documents: Cover Letter (3/11/2023), Construction Management Matters (13/10/2023), Heritage Impact Assessment (October 2023), Plant Noise Assessment Report (03/11/2023), Environmental Noise Survey Report (10/02/2023), Environmental Noise Survey and Plant Noise Assessment Report (19/03/2024), Summary of changes to mechanical system document

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

Existing Drawings: 34510/1, 34510/3, 34510/4, 34510/5, 34510/6, 34510/7, 34510/7, 34510/8, 34510/9, 34510/10, 34510/11, 34510/12, 34510/13, 34510/14, 34510/15, 34510/16, 34510/17, 34510/18, 34510/19, 34510/20, 34510/21, 34510/22

Proposed Drawings: 22029-PV0040-C, 22029-PS0010-C, 22029-PP0042-A, 22029-PD0012-C, 22029-PD0011-B, 22029-PD0010-B, 22029-L001-A, 22029-PP0030-E, 22029-PP0032-C, 22029-PP0031-D, 22029-PP0010-F, 22029-PS0010-D, 22029-PV0041-A, 22029-PD0013-B, 22029-PE0010-G, 22029-PE0020-G

Supporting documents: Cover Letter (3/11/2023), Construction Management Matters (13/10/2023), Heritage Impact Assessment (October 2023), Plant Noise Assessment Report (03/11/2023), Environmental Noise Survey Report (10/02/2023), Environmental Noise Survey and Plant Noise Assessment Report (19/03/2024), Summary of changes to mechanical system document

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 noise mitigation and attenuation measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than 30dBA, or lower than the existing background noise level by at least 10dBA, whichever is the greater , as assessed according to BS 4142:2014 "Methods for rating and assessing industrial and commercial sound" at the nearest and/or most affected noise sensitive premises which will include gardens and external amenity spaces, with all machinery operating together at maximum capacity and thereafter be permanently retained. A post installation noise assessment shall be carried out to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from mechanical installations or 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

- 6 Prior to commencement of development drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all typical windows and external doors with glazing bar section at 1:2.

b) Details and specification all facing materials to plant enclosure and escape stair classing (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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.

Informative(s):

- 1 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.
- 2 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](http://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.

- 3 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).

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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Chief Planning Officer