

Application ref: 2024/0936/P
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Date: 1 July 2024

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Mr. Gennaro D'Alo
2a St Georges Road
The Sorting Office
London
NW11 0LR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Kingsgate Primary School
1 Liddell Place
London
NW6 2DJ

Proposal:
Partial discharge of condition 28 (Plant - Block B) of planning reference 2014/7651/P dated 31/03/15 for Phase 2 of comprehensive, mixed-use redevelopment involving the construction of three new buildings: Block A (5 storeys) to provide 3,700 sqm (GIA) of mixed commercial use (Class B1), Block B (11 storeys) and Block C (5 storeys) to provide 106 mixed tenure residential units (Class C3) and associated public realm landscaping works.

Drawing Nos: BM-BB-XX-DR-A-05-0001, rev C08; BM-BB-XX-DR-A-05-0000, rev C07; BM-BB-XX-DR-A-05-0002, rev C09; BM-BB-XX-DR-A-05-0003, rev C10; BM-BB-11-DR-A-03-0011, rev C11; Plant Noise Assessment prepared by Syntegra Consulting, rev A, 03.08.2023

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

Informative(s):

1 Reasons for granting permission:

This application is for a partial discharge condition 28 - relating to the provision and approval of details for the external noise level emitted from plant/machinery/equipment and mitigation measures, as part of the development of Block B.

The condition also states the measures shall ensure that the external noise level emitted from plant/machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

The applicant has submitted a Noise Impact Assessment Report assessing the noise effects of the plant (ASHPs) on the roof of Block B. The report confirms the plant would be operated in a way that complied with requirements of condition 28, assuming the use of the "silenced mode" at night.

The Council's Environmental Health Officer has reviewed the submitted Noise Assessment Report and associated documents and considers they are in compliance with the requirements of the condition.

One objection was received, commenting on the height of Block B. The full impact of the proposed development has already been assessed however, and this application purely seeks to discharge a plant noise condition relating to the already-approved scheme.

The proposed details would not have a harmful impact on the amenity of future occupiers.

As such, the proposed development is in general accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that condition 28 (Plant - Block A) of planning permission 2014/7651/P dated 31/03/15 is outstanding and requires details to be submitted and approved.

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 2023.

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 centered within a light gray rectangular box.

Daniel Pope
Chief Planning Officer