

Application ref: 2023/4757/P  
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Date: 25 July 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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

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

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Utopia Village  
7 Chalcot Road  
London  
NW1 8LH**

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, 34510/8, 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

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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 at least 10dBA lower than the background noise level, and never higher than an absolute maximum of 30dBA, 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, maintained and operated in accordance with those noise levels.

The proposed plant, machinery/equipment hereby approved shall not be used or operated (other than for purposes of testing) until a Post Installation Noise Assessment has been carried out and approved in writing by the Local Planning Authority. Post Installation Noise Assessment shall confirm compliance with the noise criteria above, and set out the equipment, method of operation, and any steps to mitigate noise. The plant, any mitigation, and its method of operation, shall thereafter be retained, maintained and operated in full accordance with the approved details in the Post Installation Noise Assessment.

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 cladding (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).
- 4 When conducting the post installation noise assessment, as secured under condition 4, you are reminded to use receptor locations that more closely resemble the background noise likely to be experienced at the residential properties closest to, and most likely to be affected by noise transmission from the proposed mechanical plant installations. These will have to be agreed before the assessment can take place.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework.

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



Daniel Pope  
Chief Planning Officer