

Chloe Salisbury
Arup
13 Fitzroy Street
London
W1T 4BQ

Application Ref: **2013/0884/P**
Please ask for: **Neil McDonald**
Telephone: 020 7974 **2061**

25 April 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Councils Own Permission Under Regulation 3 Granted

Address:
Phoenix Court
Purchase Street
London
NW1 1EL

Proposal:

Installation of flue from basement to the roof level at the east elevation, installation of gas fired boilers and 1 CHP engine to the basement level associated change of use from office (Class B1) to plant (Sui Generis).

Drawing Nos: Site location plan 600 P; Existing Plans 601 P, PSK-PC-001, X02; Proposed Plans P01, P02, P03 B, P04, P05, MSK-PC-001 Issue 3.

Planning Design and Access Statement dated 11 Feb 2013.

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 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to installation of any plant or equipment an acoustic report including full details of mitigation shall be submitted to and approved by the local planning authority in writing. Following installation, the equipment shall be subject to on-site testing to demonstrate compliance with the noise standards that have been agreed and a further report of the results of such testing and recommendations for any additional mitigation that may have been found to be required shall be submitted to the local planning authority for its approval in writing. The equipment shall thereafter not be used other than in complete accordance with the report and recommendations that have been approved.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the installation of the CHP plant hereby approved, a full Air Quality Assessment and scheme of mitigation shall be submitted to and approved, in writing, by the local planning authority. The development shall thereafter not proceed other than in complete accordance with such scheme that has been approved.

Reason: In order to ensure that the proposals do not have an unacceptable impact on air quality in the area, in accordance with the objectives of policy CS16 of the London Borough of Camden Local Development Framework Core Strategy and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan 600 P; Existing Plans 601 P, PSK-PC-001, X02; Proposed Plans P01, P02, P03 B, P04, P05, MSK-PC-001 Issue 3.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

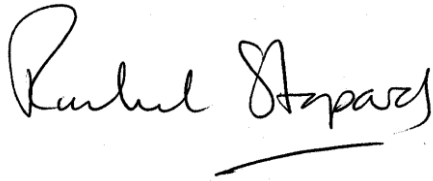
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 - Managing the impact of growth and development, CS11 - Promoting sustainable and efficient travel, CS13 - Tackling climate change through promoting higher environmental standards, CS14 - Promoting high quality places and conserving our heritage, CS16 - Improving Camden's health and well-being, CS19 - Delivering and monitoring the Core Strategy; and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP16 - Transport implications of development, DP17 - Walking, cycling and public transport, DP18 - Parking standards and limiting the availability of car parking, DP20 - Movement of goods and materials, DP22 - Promoting sustainable design and construction, DP24 - Securing high quality design, DP26 - Managing the impact of development on occupiers and neighbours, DP28 - Noise and vibration. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: www.camden.gov.uk/dmfeedback. We will use the information you give us to help improve our services.