

Norton Mayfield Architects  
Spaceworks  
Harland works  
John Street  
Sheffield  
S2 4QU

Application Ref: **2013/0181/P**  
Please ask for: **Gideon Whittingham**  
Telephone: 020 7974 **5180**

6 March 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

### **Approval of Details Refused**

Address:  
**61 - 63 Holmes Road**  
**London**  
**NW5 3AN**

#### **Proposal:**

Details of noise from external sources required by condition 16 for Planning Permission 2011/0201/P determined under appeal (APP/X5210/A/11/2163152) on 12/03/2012 for: 'The erection of a 5 storey plus basement building comprising light industrial (Use class B1) at basement and ground floor levels and residential (Use class C3) at 1st, 2nd, 3rd and 4th floors (5 x 1bed and 3 x 2bed units) following demolition of existing building.

Drawing Nos: Report No.E1049 and 1214-PL-002, Email from Laura Lovatt, dated Thursday 28/02/2013, PASSIVENT -iHybrid HR1, dated 06/12/2012,

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

#### **Reason(s) for Refusal**

- 1 In the absence of mechanical ventilation information the applicant has failed to demonstrate that the proposed units would not be adequately protected from noise from external sources, contrary to policy CS5 (Managing the impact of growth and



development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

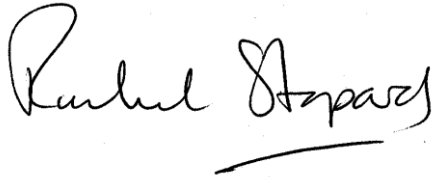
Informative(s):

- 1 Reason for refusal of condition 16 could be overcome by providing details of mechanical ventilation in compliance with Inspectors prescribed levels.

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



Rachel Stopard  
Director of Culture & Environment

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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](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.