

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>29/11/2012</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		n/a	
<b>Officer</b>				<b>Application Number(s)</b>			
Amanda Peck				2012/5340/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Site bounded by Chester Road, Balmore Street and Raydon Street				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>							
Details of technical specification details of mechanical plant, acoustic report, glazing and proposed ventilation system to residential units as required by conditions 12 & 14 of planning permission granted on 11/03/2011 (ref: 2010/5478/P for the erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street.)							
<b>Recommendation(s):</b>		<b>Grant approval of details</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>	
			No. electronic	<b>00</b>			
<b>Summary of consultation responses:</b>	n/a						
<b>CAAC/Local groups* comments:</b>	n/a						
<small>*Please Specify</small>							

### Site Description

The site is bounded by Chester Road, Balmore Road and Raydon Street. The site is within the Dartmouth Park Conservation area. There is a pedestrian right of way through the site from Chester Road to Balmore Road at the boundary of the site with the adjacent existing terraces. Planning permission was recently granted for the redevelopment of the site and demolition works have taken place.

### Relevant History

- 2012/3896/P - Details required by condition 34 (Construction Management Plan (including an Air Quality Assessment) relating to application ref 2010/5478/P dated 11/3/2011 for the erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street. Granted 19 September 2012.
- 2012/1350/P - Details required by condition 3(a) (brickwork sample panel), 3(d) (window details) and

condition 30 (Code for sustainable homes pre-assessment) relating to application ref 2010/5478/P dated 25/10/2010 for: Erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road. Granted 15 October 2012.

- 2011/4264/P - Details required by condition 7 (shrub and tree removal), 9 (tree protection), 17 (scheme of assessment consisting of reconnaissance, conceptual model, risk assessment and schedule investigation), 18 (site investigation), 35 (on street disabled parking), 36 (on-street car club bays), 37 (on-street servicing bay), 38 (temporary stopping up of walkway between Chester Road and Balmore Street), 40 (Kings Cross Working) and 41 (Education contribution) relating to application ref 2010/5478/P dated 25/10/2010 for: Erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street. Granted 15 May 2012
- 2010/5478/P - Erection of 4 storey building to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street. Granted 11 March 2011
- 2010/5488/C - Demolition of existing buildings at 58-86 Chester Road and 41-71 Balmore Street. Granted 11 March 2011

## Relevant policies

### LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

London Plan 2011

NPPF 2012

## Assessment

### Proposal.

This application is for condition 12 (mechanical plant), 13 (noise levels) and 14 (glazing details), which state the following:

Condition 12 -

*“Technical specification details of the mechanical plant to be installed within the plant areas shown on the submitted floor plans approved, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to installation of this plant. The plant shall not be operated other than in complete accordance with such measures as may be approved.”*

Condition 13 –

*“At 1 metre outside the windows of any neighbouring habitable room the level of noise from all plant and machinery shall be at all times at least 5 decibels below the existing background noise levels, expressed in dB(A) at such locations. Where the noise from the plant and machinery is tonal in character the differences in these levels shall be at least 10 dB(A).”*

Condition 14 –

*“Glazing to the residential units and the proposed whole house ventilation system shall achieve "good" internal noise levels as per BS 8233 and the WHO internal noise levels guides and these levels shall be permanently retained and maintained thereafter.”*

### Assessment

The applicant has submitted a range of information and the Councils Environmental Health team have confirmed that this information is sufficient and meets Council policy requirements. Condition 13 cannot formally be discharged as it is a condition which does not require additional information to be submitted, but requires compliance with the noise levels at all times. An informative is recommended which confirms this.

### Recommendation

Grant approval of details

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