

Mr David Epps
Roak Ltd
14 Farnham Buisness Centre
Dogflud Way
Farnham
Surrey
GU9 7UP

Application Ref: **2012/0596/P**
Please ask for: **Sam Fowler**
Telephone: 020 7974 **2053**

5 October 2012

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

Full Planning Permission Granted

Address:
8-9 Cambridge Gate
LONDON
NW1 4JX

Proposal:
Installation of condenser unit at roof level, removal and restoration of roof and installation of associated pipework all in connection with existing residential dwellings (Class C3).
Drawing Nos: Site location plan; 10H01/LO/200 Rev01; 201 Rev01; 202 Rev01; M8700/89/M19; F4780/8-9/E15; E17; A/C units specification sheet; Environmental Noise Survey; Intenal photos; Internal photos x 3; External photos x 2; Roof and internal works specifications. Design and Access Statement.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 10H01/LO/200 Rev01; 201 Rev01; 202 Rev01; M8700/89/M19; F4780/8-9/E15; E17; A/C units specification sheet; Environmental Noise Survey; Internal photos; Internal photos x 3; External photos x 2; Roof and internal works specifications. Design and Access Statement.

Reason:

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

- 4 Only the plant cited in the acoustic report shall be installed, used and maintained as recommended by the manufacturers.

Reason: To ensure the development does not cause nuisance to nearby occupiers or to the area, in compliance with Core Strategy Policy CS5 and Development Policies DP26 and DP28 of the Camden Local Development Framework.

- 5 An acoustic enclosure shall be installed as recommended in the acoustic report, to minimise noise output from plant so as comply with Camden's noise planning noise conditions.

Reason: To ensure the development does not cause nuisance to nearby occupiers or to the area, in compliance with Core Strategy Policy CS5 and Development Policies DP26 and DP28 of the Camden Local Development Framework.

- 6 At any time the noise generated from the service plant and/or any plant installed and/or operated in connection (including air conditioning, heat pump outdoor units, etc.) with the carrying out of this permission shall be so enclosed and/or attenuated that the noise levels generated by the operation of these units 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, the noise is irregular enough to attract attention) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A). Noise measurements for the purpose of this condition shall be pursuant to BS 4142:1997 and all relevant corrections need to be incorporated.

Reason: To ensure the development does not cause nuisance to nearby occupiers or to the area, in compliance with Core Strategy Policy CS5 and Development Policies DP26 and DP28 of the Camden Local Development Framework.

- 7 The service plant and/or any plant installed and/or operated in connection with this permission shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the prepared use continues to ensure that the noise levels stipulated by this condition are maintained throughout the life of this plant.

Reason: To ensure the development does not cause nuisance to nearby occupiers or to the area, in compliance with Core Strategy Policy CS5 and Development Policies DP26 and DP28 of the Camden Local Development Framework.

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 2363).
- 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 CS1 (Distribution of growth), CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours)). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444