

Mr Peter Ungar
Ungar Architects Ltd.
10-12 Perrins Court
London
NW3 1QS

Application Ref: **2012/2976/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

17 September 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
Wells Tavern
30 Well Walk
London
NW3 1BX

Proposal:
Retention of extract ductwork and flue to rear elevation of existing public house (Class A4)
Drawing Nos: Site Location Plan; 094_PLA_ELEV_PROP; 094_PLA_ELEV_EXTG; noise
impact assessment (report 9085.NIA.01 REV) by KP Acoustics dated 08/08/2012.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 facade 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans Site Location Plan; 094_PLA_ELEV_PROP; 094_PLA_ELEV_EXTG; noise impact assessment (report 9085.NIA.01 REV) by KP Acoustics dated 08/08/2012.

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

- 3 Details of anti-vibration mounting as necessary to prevent the structural transmission of vibration and regenerated noise, for the approved ductwork shall be submitted to and approved by the Local Planning Authority within 28 days of the date of this decision notice, and shall thereafter be installed in accordance with the approved details and retained thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy CS5 of the Core Strategy DPD and Policies DP26 and DP28 of the Development Policies DPD.

- 4 The duct and related plant/equipment hereby approved shall not be operated after 22.30 hours or before 09.00 hours on any day.

Reason:- To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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 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 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements

of the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development) and 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), DP26 (Managing the impact of development on occupiers and neighbours); DP28 (Noise and vibration); DP32 (Air quality and Camden's Clear Zone).

For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

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