

Mr Tom Houston
Potter and Holmes Architects
27 Bulwer Street
London
W12 8AR UK

Application Ref: **2012/2361/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

10 August 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:
19 Bedford Row
London
WC1R 4EB

Proposal:

The erection of a single storey rear extension located at first floor level, the provision of a second floor level roof terrace upon an existing rear extension, the increase in height of a main roof housing structure and the installation of 8x plant units to main roof.

Drawing Nos: Site Location Plan (LO914 EX-001 REV A); LO914 EX-099 REV C; LO914 EX-100 REV C;

LO914 EX-101 REV B; LO914 EX-102 REV B; LO914 EX-105 REV B; LO914 EX-201 REV A;

LO914 EX-301; LO914 EX-302; LO914 A10-099 REV C; LO914 A10-100 REV C; LO914 A10-101 REV C; LO914 A10-102 REV C; LO914 A10-105 REV B; LO914 A10-201 REV B; LO914 A10-301 REV B; LO914 A10-302 REV C; Environmental Noise Survey and Plant Noise Assessment Report 18346/PNA1 prepared by Hann Tucker Associates on 6th June 2012.



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 policy 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 (LO914 EX-001 REV A); LO914 EX-099 REV C; LO914 EX-100 REV C; LO914 EX-101 REV B; LO914 EX-102 REV B; LO914 EX-105 REV B; LO914 EX-201 REV A; LO914 EX-301; LO914 EX-302; LO914 A10-099 REV C; LO914 A10-100 REV C; LO914 A10-101 REV C; LO914 A10-102 REV C; LO914 A10-105 REV B; LO914 A10-201 REV B; LO914 A10-301 REV B; LO914 A10-302 REV C; Environmental Noise Survey and Plant Noise Assessment Report 18346/PNA1 prepared by Hann Tucker Associates on 6th June 2012.

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

- 4 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.

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 policy requirements of 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), CS8 (Promoting a successful and inclusive Camden economy), CS14 (Promoting high quality places and conserving our heritage); the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP13 (Employment premises and sites); DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), 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's report

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