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W42PD

Application Ref: **2012/2209/P**  
Please ask for: **Lauren McMahon**  
Telephone: 020 7974 **6807**

2 July 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

### **Householder Application Granted**

Address:

**Beechwood House  
Hampstead Lane  
London  
N6 4RU**

Proposal:

Installation of an emergency standby generator and associated fuel tank for dwelling house (Class C3).

Drawing Nos: (Prefix 2191-07/) 01/00 Rev C, 01/11 Rev A, 00/05, 00/06, 01/12 Rev A, 01/13 Rev A, 01/14; Design and Access Statement, referenced 2191-07/W/02, Rev A 08/05/2012; and Plant Noise Assessment, referenced 11/1450/R1, dated 12/05/2011.

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 Noise levels from the emergency generator hereby approved shall be at least 10dB(A) below the minimum assessed background noise level (expressed as the lowest 24 hours LA90, as per Acoustic Report 11/1450/R1 dated 12/05/2011) as measured at a point 1 metre external to any sensitive façade.

Reason: To safeguard the amenities of the adjoining premises 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.

- 3 The emergency generator hereby approved shall not be operated at any time other than as required by emergency loss of power and for essential testing purposes. Testing of the emergency generator shall be carried out not more than for one hour in any calendar month, and only between the times of 09.00 to 17:00 hours Monday to Friday and not at all on public and bank holidays.

Reason: To safeguard the amenities of the adjoining premises 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.

- 4 Prior to first use and after the commissioning of the generator, a noise assessment survey pursuant to BS4142 shall be carried out to verify compliance with condition 2 above. A report shall be produced containing all raw data and showing all relevant calculations including all corrections and assumptions made and such report shall be submitted to and approved by the Local Planning Authority prior to any use of the generator commencing.

Reason: To safeguard the amenities of the adjoining premises 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.

- 5 The emergency generator hereby permitted installed and/or operated in connection with the carrying out of this permission shall be provided with suitable acoustic isolation to prevent the transmission of noise and/or vibration to other parts of the building and adjoining premises.

Reason: To safeguard the amenities of the adjoining premises 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.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans (Prefix 2191-07/) 01/12 Rev A, 01/13 Rev A, 01/14; Design and Access Statement, referenced 2191-07/W/02, Rev A 08/05/2012; and Plant Noise Assessment, referenced 11/1450/R1, dated 12/05/2011.

Reason:

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

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 Any artificial lighting to be incorporated in connection to this planning application shall not increase the pre-existing illuminance at any adjoining lighting sensitive locations when the light is in operation.
- 4 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 CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP21 (Development connecting to the highway network), DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

**Disclaimer**

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