

Mr Jamie Pilborough
Watts Group Plc
1 Great Tower Street
London
EC3R 5AA

Application Ref: **2012/1780/P**
Please ask for: **Gideon Whittingham**
Telephone: 020 7974 **5180**

12 June 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

Councils Own Permission Under Regulation 3 Granted

Address:
78 Holmes Road
London
NW5 3AP

Proposal:

Retention of 10 x air conditioning units and associated enclosures at roof level and 13 x extract louvers on elevations at second floor level to existing office/depot/flats.

Drawing Nos: 115520/P01 Rev A; 115520/P02; 115520/P03 Rev A; 115520/P04 Rev A; 115520/P05; 115520/P06; 115520/P07; 115520/P08; 115520/P09 Rev A; 115520/P10; [Memorandum] Revised plant layout - addendum to report 12/0430/R1(Ref:12/0430/M£) produced by Cole Jarman Limited 8th June 2012; Design and Access Statement, version 1 March 2012, prepared by Watts (ref SEB/JB/115520); Plant Noise Assessment (Ref:12/04/30/R1) produced by Cole Jarman Limited 23rd February 2012; (specification) Acoustic lining to screens (ref 12/0430/SPC1 produced by Cole Jarman Limited March 2012;

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

Condition(s) and Reason(s):



- 1 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 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: 115520/P01 Rev A; 115520/P02; 115520/P03 Rev A; 115520/P04 Rev A; 115520/P05; 115520/P06; 115520/P07; 115520/P08; 115520/P09 Rev A; 115520/P10; [Memorandum] Revised plant layout - addendum to report 12/0430/R1(Ref:12/0430/M£) produced by Cole Jarman Limited 8th June 2012; Design and Access Statement, version 1 March 2012, prepared by Watts (ref SEB/JB/115520); Plant Noise Assessment (Ref:12/04/30/R1) produced by Cole Jarman Limited 23rd February 2012; (specification) Acoustic lining to screens (ref 12/0430/SPC1 produced by Cole Jarman Limited March 2012.

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

- 3 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.

- 4 The development hereby granted retrospective planning permission shall be completed in accordance with the drawings hereby approved within 4 months of the date of this permission.

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.

- 5 Within 4 months of the date of this permission the air-conditioning plant shall be provided with acoustic isolation and sound attenuation in accordance with the

scheme approved by the Council. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

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.

- 6 All condenser units located at main roof level hereby approved 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 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 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), 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 officer's report.

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