

Mr Glyn Lloyd-Jones
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NW5 1LB

Application Ref: **2012/0284/P**
Please ask for: **Eimear Heavey**
Telephone: 020 7974 **2949**

20 March 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:
6 Erskine Road
London
NW3 3AJ

Proposal:

Change of use of Block 4 from leisure studio (Class D2) to office use (Class B1), erection of roof extension and installation of PVs and rooflights, 3-storey extension to east elevation, alterations to doors and windows and installation of external condensing plant in acoustic enclosure at ground floor level north of the building.

Drawing Nos: Site location plan (000-10); 001-00; 01;05; 002-01; 02; 005-01; 02; 03; 04; 010-00; 01; 02; 05; 020-01; 050-01; 02; 03; 04; Daylight and sunlight report (building 4 and core 3) by PKS Architects dated 10/01/2012; Acoustic Report by EMTEC dated 14th Nov 2011 (amended 11th Jan 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 The details of the sections, elevations and facing materials to be used on the building shall not be otherwise than as those submitted to and approved by the Council before any work is commenced on the development. Such details shall include samples of all external materials and detailed elevations, sections and plans of typical windows and junctions between cores and main buildings (including at eaves/roof level). The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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 (000-10); 001-00; 01;05; 002-01; 02; 005-01; 02; 03; 04; 010-00; 01; 02; 05; 020-01; 050-01; 02; 03; 04; Daylight and sunlight report (building 4 and core 3) by PKS Architects dated 10/01/2012; Acoustic Report by EMTEC dated 14th Nov 2011 (amended 11th Jan 2012).

Reason:

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

- 4 Before the use commences, the plant equipment 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.

- 5 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.

- 6 No sound emanating from this use shall be audible within any adjoining premises between 2300 hrs and 0700 hrs.

Reason: To safeguard the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies 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 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); CS11 (Promoting sustainable and efficient travel); CS13 (Tackling climate change through promoting higher environmental standards); CS14 (Promoting high quality places and conserving our heritage); CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity); CS16 (Improving Camden's health and well-being); CS17 (Making Camden a safer place) and CS19 (Delivering and monitoring the Core Strategy) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies: DP13 (Employment sites and premises); DP15 (Community and leisure uses); DP17 (Walking, cycling and public transport); DP18 (Parking standards and the

availability of car parking); DP19 (Managing the impact of parking); DP21 (Development connecting to the highway network); DP22 (Promoting sustainable design and construction); DP23 (Water); DP24 (Securing high quality design); DP25 (Conserving Camden's heritage); DP26 (Managing the impact of development on occupiers and neighbours); DP27 (Basements and lightwells); DP28 (Noise and vibration); DP29 (Improving access); DP31 (Provision of, and improvements to, open space, sport and recreation); 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 officers report.

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