

Mr Martyn Hurley  
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5 Callaghan Square Cardiff  
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Kingdom

Application Ref: **2011/5023/P**  
Please ask for: **Neil Zaayman**  
Telephone: 020 7974 **2630**

2 December 2011

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:

**96-98 CAMDEN HIGH STREET  
LONDON  
NW1 0LT**

Proposal:

Installation of 5 air conditioning units (removal of 2 existing air conditioning units) on the front first floor level flat roof, and alterations to shopfront onto Camden High Street and Pratt Street including installation of ATM onto High Street in connection with use of 96-98 as a bank (Class A2).

Drawing Nos: Site location plan; Drawing no: E6496/M/02, 04; 275005/A01, A02, A04, A12B, A14A; Environmental Noise Survey report 17741/PNS1 by Hann Tucker Associates dated 26 October 2011; Mitsubishi specification for MSZ-GE25VA; Design and Access Statement by B3 Architects;

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 development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; Drawing no: E6496/M/02, 04; 275005/A01, A02, A04, A12B, A14A; Environmental Noise Survey report 17741/PNS1 by Hann Tucker Associates dated 26 October 2011; Mitsubishi specification for MSZ-GE25VA; Design and Access Statement by B3 Architects;

Reason:

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

- 3 Prior to operation of the air-conditioning units hereby permitted, all units and associated pipework shall be mounted on anti-vibration fittings and units CU1, CU2, CU3 and CU4 shall be fitted with automatic time clocks which ensure that the plant/equipment does not operate other than between 08:30hrs and 17:30:hrs Monday to Saturday and not at all on Sunday, Bank or Public Holidays. The timer equipment and anti-vibration measures shall be maintained in accordance with the manufacturers' specifications and retained permanently thereafter.

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 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.

- 5 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.

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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.
- 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 CS5 (Managing the Impact of Growth and Development); CS 7 (Promoting Camden's centres and shops); CS14 (Promoting High Quality Places and Conserving Our Heritage); CS17 (Making Camden a Safer Place) 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); DP29 (Improving Access); DP30 (Shopfronts). 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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