

Jonathan Wright  
Planning Solution Ltd  
Crabtree House  
83 Crabtree Lane  
LONDON  
SW6 6LR

Application Ref: **2011/1054/P**  
Please ask for: **Adrian Malcolm**  
Telephone: 020 7974 **2529**

1 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 Subject to a Section 106 Legal Agreement**

Address:

**1-8 New College Parade  
Finchley Road  
London  
NW3 5ES**

Proposal:

Change of use of part of first floor from offices (Class B1a) to residential (Class C3) to provide 2 x 2 bedroom and 2 x 1 bedroom self-contained flats and associated alterations to rear elevation including bricking up of two windows at first floor level, provision of ancillary amenity area to proposed flats at rear with 1.8m-high boundary fencing and extension of existing ventilation duct to roof level.

Drawing Nos: Acoustic Assessment (ref 4765/AAR by RBA Acoustics, dated 3/11/11)

Site Location plan; Existing plans - 99084-01; 99084-02a; Proposed plans - 99084-01A; NCP/1540/1A; 1 x photo; Lifetime Homes statement received 11/04/2011 & Acoustic report undertaken by RBA acoustics dated 03/11/2011.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans

Site Location plan; Site Location plan; Existing plans - 99084-01; 99084-02a; Proposed plans - 99084-01A; NCP/1540/1A; 1 x photo; Lifetime Homes statement received 11/04/2011 & Acoustic report undertaken by RBA acoustics dated 03/11/2011.

Reason:

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

- 4 Before the development commences, a scheme shall be submitted to and approved by the Local Planning Authority providing for the insulation of the proposed dwelling units so that externally generated road traffic noise levels do not cause internal noise levels to exceed an indoor ambient noise levels in unoccupied rooms of 30 dB(A) LA eq (1hour) and individual noise event shall not exceed 45 dB LAmax. A report shall be submitted Local Planning Authority for its approval containing all raw data and showing how calculations have been made including all corrections and assumptions made and the scheme shall include details on noise mitigation measures including window glazing and room ventilation provisions. The development shall only be carried out in accordance with any such details approved pursuant to compliance with this condition.

Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from traffic noise, in accordance with Policy CS5 (Managing the impact of growth and development) of the Camden Core Strategy and Policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the Camden Development Policies of the Camden Local Development Framework.

- 5 Before the development commences, full details regarding sound insulation works at separating floor for both airborne and impact sound generated by the activities

on the ground floor shall be submitted to the Local Planning Authority for its approval. The proposed sound insulation works to the floors shall be such that the noise generated by the noise from the activities and/or plant machinery installed and operated on the ground floor shall not increase 30 dB(A) LA eq (1hour) inside the unoccupied rooms of the residential accommodation. Measurements shall be pursuant BS 4142 i.e. when the plant/machinery/activity is and is not in operation. The development shall only be carried out in accordance with any such details approved pursuant to compliance with this condition.

Reason: Reason: To ensure the occupiers of the proposed flats are not unduly disturbed by nuisance from noise from use of the ground floor commercial uses beneath the approved development, in accordance with Policy CS5 (Managing the impact of growth and development) of the Camden Core Strategy and Policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the Camden Development Policies of the Camden Local Development Framework.

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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ
- 4 Reasons for granting permission. [Delegated]

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), CS6 (Providing quality homes), CS11 (Promoting sustainable and efficient travel), CS13 (Tackling Climate change through promoting higher environmental standards) and CS19

(Delivering and monitoring the Core Strategy), and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP2 (Making full use of Camden's capacity for housing), DP5 (Homes of different sizes), DP6 (Lifetime homes and wheelchair housing), DP13 (Employment sites and premises), DP17 (Walking, cycling and public transport), DP19 (Managing the impact of parking), DP21 (Development connecting to the highway network), DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design), and DP26 (Managing the impact of development on the occupiers and neighbours). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 5 The design and construction criteria for details submitted in respect of condition 4 should have regard BS 8233:1999 (British Standard 8233:1999 "Sound insulation and noise reduction for buildings - Code of Practice.
- 6 You are advised to liaise with the Noise and Licensing Team, Regulatory Services, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020 7974 4444, contact officer: Mario Houska) in respect of conditions 4 and 5 when preparing the necessary details prior to formal submission of the necessary application submitting details to this local planning authority to discharge these conditions.

**Disclaimer**

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