

Mr Stephen Harrington
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16-20 Ely Place
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EC1N 6SN

Application Ref: **2010/4369/P**
Please ask for: **John Sheehy**
Telephone: 020 7974 **5649**

11 October 2010

Dear Sir

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:
12 England's Lane
London
NW3 4TG

Proposal:
Erection of an air supply unit and an extract fan, with associated enclosures at rear first floor level in connection with the existing retail unit.

Drawing Nos: Site Location Plan; ME01-01; 02; 03 Rev C; 04 Rev D; Noise Impact Assessment prepared by Practical Acoustics dated 12th of August 2010, Ref. 2227.NIA.04 Rev A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policies B1 [General Design Principles] and B7 [Conservation Areas] of the London Borough of Camden Replacement Unitary Development Plan 2006; with policy CS14 [Promoting high Quality Places and Conserving Our Heritage] of the London Borough of Camden Local Development Framework Core Strategy; and with DP24 [Securing High Quality Design] and DP25 [Conserving Camden's Heritage] of the London Borough of Camden Local Development Framework Development Policies.

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 (Amenity for Occupiers and Neighbours), SD7B (Noise and vibration pollution), SD8A (Disturbance from plant or machinery) and Appendix 1 Noise and Vibration of the London Borough of Camden Replacement Unitary Development Plan 2006 and DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and Vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Automatic time clocks shall be fitted to the equipment/machinery hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate between 0700 to 2300. The timer equipment shall be properly maintained and retained permanently thereafter.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 (Amenity for Occupiers and Neighbours), SD7B (Noise and vibration pollution) and SD8A (Disturbance from plant or machinery) of the London Borough of Camden Replacement Unitary Development Plan 2006 and DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and Vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 5 The air conditioning equipment hereby approved shall be fitted with individual attenuators and the discharge point shall be fitted with acoustic louvres as set out in the Acoustic Report hereby approved prior to commencement of the use of the units.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy SD6 (Amenity for

Occupiers and Neighbours), SD7B (Noise and vibration pollution) and SD8A (Disturbance from plant or machinery) of the London Borough of Camden Replacement Unitary Development Plan 2006 and DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and Vibration) 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 Site Location Plan; ME01-01; 02; 03 Rev C; 04 Rev D; Noise Impact Assessment prepared by Practical Acoustics dated 12th of August 2010, Ref. 2227.NIA.04 Rev.A.

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

Informatives:

- 1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6 (Amenity for occupiers and neighbours), SD7B (Noise and vibration pollution), SD8A (Disturbance from plant or machinery), B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation Areas); the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy 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), 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.

- 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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 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).

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