

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/08/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		N/A	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan Markwell				2010/3474/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
75 Prince of Wales Road London NW5 3LT				Please see decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Details of sound insulation measures pursuant to condition 6 of planning permission dated 15/06/2010 (ref. 2009/5872/P) for the erection of a one-storey (at second floor level) and two-storey (at ground and first floor level) side extension in association with conversion and change of use from public house (Class A4) to five self-contained and ground floor levels.							
<b>Recommendation(s):</b>		<b>Approve details</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		None.					
<b>Site Description</b>							
<p>The application site comprises a three-storey and basement corner building located on the corner of Prince of Wales Road (to the north) and Harmood Street (to the west and south). Planning permission has recently been granted for the change of use of the public house to five residential units and flexible uses within Class A1-A2 at part basement and ground floor levels.</p> <p>The surrounding area comprises a mix of uses, although the predominant use is residential. To the east is a three-storey building (No. 73 Prince of Wales Road), which consists of a retail unit (Wild Organic sandwich shop) at ground floor level and separate residential unit on the upper floors.</p> <p>Although the application building is not listed, it is located within Harmood Street Conservation Area. The application site represents the northern boundary of the conservation area. The application site building is identified within the conservation area statement as making a positive contribution to the character and appearance of the conservation area.</p>							

## Relevant History

2009/5872/P - Erection of a one-storey (at second floor level) and two-storey (at ground and first floor level) side extension in association with conversion and change of use from public house (Class A4) to five self-contained residential (Class C3) units (1x1 bed, 3x2 bed and 1x3 bed units) and flexible uses within Class A1-A2 at part basement and ground floor levels. Granted following completion of S106 Legal Agreement 15/06/2010.

## Relevant policies

### Replacement Unitary Development Plan 2006

SD6 – Amenity for occupiers and neighbours

### Camden Planning Guidance 2006

### Harmood Street Conservation Area Statement

### LDF Core Strategy and Development Policies

*As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.*

### Draft LDF Core Strategy

CS1 – Distribution of growth;

CS5 – Managing the impact of growth and development.

### Draft Development Policies

DP26 – Managing the impact of development on occupiers and neighbours.

## Assessment

### Introduction

This application seeks to discharge condition 6 of planning permission 2009/5872/P, as granted on 15 June 2010 (see relevant history above). Condition 6 states:

*Before the residential units hereby approved are occupied, sound insulation shall be provided for the building in accordance with a scheme to be first approved by the Local Planning Authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.*

### Assessment

Condition 6 relates to sound insulation matters. The applicant has provided detailed drawings illustrating sound insulation measures to the party walls (with No. 73 Prince of Wales Road and No. 108 Harmood Street) of the building at basement, ground and first floor level. This information demonstrates that the insulation values of the proposed works would exceed Building Regulation levels. Moreover, further information submitted during the course of the application details that the proposed soundproofing works would improve the sound insulation between the application site and No. 73 Prince of Wales Road by 10-15db (in comparison with the performance of the existing cavity separating walls) and 5-10db with No. 108 Harmood Street. The Council's Environmental Health team have assessed the information provided and are satisfied with the level of information provided and the sound insulation measures proposed. Thus it is recommended that the discharge of this condition can be approved.

In addition, it is recommended that an informative is added to any decision notice, informing the applicant that all conditions which needed details to be submitted, have been approved.

**Recommendation:** Approve details

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