

Craig Watson
Hugh Broughton Architects
41A Beavor Lane
London
W6 9BL

Application Ref: **2009/5696/P**
Please ask for: **Jennifer Walsh**
Telephone: 020 7974 3500

20 July 2010

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:
64 Theobalds Road
London
WC1X 8SF

Proposal:

Amendment to planning permission 2007/5083/P dated 08/10/2008 (for the erection of a partial first floor rear and second floor extension to 2 Emerald Street to form two self contained flats (1 x 1 bed and 1 x 2 bed) and various reconfiguration of existing residential units within No 64 Theobalds Road including a partial extension at third floor level, creation of a roof terrace with balustrade enclosures, and various alterations to the ground floor front façade including the alteration from windows to doors, and the installation of ventilation grilles) to relocate two windows from the rear elevation to side elevation, install a maintenance access to the roof terrace, new rooflight and to install three air conditioning units with associated acoustic enclosure

Drawing Nos: Site Location Plan; 120-E-01 Rev PL3; 120-E-02-PL3; 120-E-03 Rev PL4; 120-GA-01 Rev PL3; 120-GA-05 Rev PL6; 120-GA-011 Rev PL5; 120-GA-10 Rev PL5; 120-GA-01 Rev PL4; 120-GA-02 Rev PL8; 120-GA-03 Rev PL8; 120-GA-05 Rev PL8; 120-GA-08 Rev PL8; 120-GA-10 Rev PL7; 120-GA-011 Rev PL7; Environmental Noise Impact Assessment Report Dated 24th November 2009;



The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 2 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 are 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 façade 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 SD6 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 Before the use commences, the air-condition plant 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 SD6 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans 120-E-01 Rev PL3; 120-E-02-PL3; 120-E-03 Rev PL4; 120-GA-01 Rev PL3; 120-GA-05 Rev PL6; 120-GA-011 Rev PL5; 120-GA-10 Rev PL5; 120-GA-01 Rev PL4; 120-GA-02 Rev PL8; 120-GA-03 Rev PL8; 120-GA-05 Rev PL8; 120-GA-08 Rev PL8; 120-GA-10 Rev PL7; 120-GA-011 Rev PL7; Environmental Noise Impact Assessment Report Dated 24th November 2009;

Reason:

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

- 5 Automatic time clocks shall be fitted to the two air conditioning units serving the public house hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate between 23:00hrs and 06:00hrs. 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 policies SD6, SD7B, SD8, Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

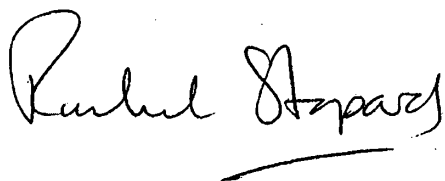
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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 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, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ
- 4 Reasons for granting permission. [Delegated]

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 SD1 - Quality of Life; SD6 - Amenity for occupiers and neighbours; SD7 - Light, noise and vibration pollution; SD8 - Disturbance; B1 - General design principles; B3 - Alterations and extensions; B7 - Conservation areas;. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 5 You are advised that this permission is subject to the same conditions and informatives as the substantive permission dated 08.10.2008 ref 2007/5083/P

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line drawn underneath the name.

Rachel Stopard
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.