

Mr Yasir Shaikh
Extend Consulting
44 Connaught Gardens
LONDON
N13 5BS

Application Ref: **2008/5344/P**
Please ask for: **Jenny Fisher**
Telephone: 020 7974 **2527**

21 December 2009

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:

**161 Drummond Street
London
NW1 2PB**

Proposal:

The erection of a rear extension at 1st - 4th floor levels to enable the enlargement of four existing self-contained flats, together with the relocation of the extract duct and air conditioning plant serving the restaurant on the ground floor

Drawing Nos: Background Noise Measurements; 161DRU-01; 161DRU-02; 161DRU-03; 161DRU-04; 161DRU-05; 161DRU-06; 161DRU-10 Rev 01 (23/07/09); 161DRU-11 Rev 01 (23/07/09); 161DRU-12 Rev 01 (23/07/09); 161DRU-13 Rev 01 (23/07/09)

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 policies B1 [design] and B3 (extensions) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 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[ies SD6 [amenity) SD7B Noise pollution) SD8 (disturbance from plant) and Appendix 1 (standards) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Before the relocated external kitchen extract duct is brought into operation, it shall be lagged with Rockwool Techwrap2 material, and thereafter permanently maintained and retained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6 [amenity) SD7 (noise pollution) SD8 (disturbance from plant) and appendix 1 (standards) of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

- 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 SD1 (quality of life), SD6 (amenity), SD7 (noise pollution), SD8 (disturbance from plant), H1 (new housing), H8 (mix of units), B1 (design), B3 (extensions), N8 (trees), appendix 1 (noise standards). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer's report.

- 2 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).

- 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 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.

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