

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/07/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		<b>16/06/2009</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Hannah Parker				2009/1873/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
46-50 Gloucester Avenue and 1-2 Dumpton Place London NW1 8JD				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>							
Submission of details including sound insulation report and plans and a Noise and Vibration Impact Assessment (condition 2), programme of ground investigation report and sustainability (part (a)condition 3) energy efficiency for construction materials (condition 10), pursuant to planning permission dated 2nd November 2004 (ref. PEX0200634) (for the redevelopment of the site by the erection of a 3 storey Class B1 (business use) building located to the rear of 90-108 Gloucester Avenue, the erection of a 2 storey Class B1 s (business use) building located to the rear of 68-88 Gloucester Avenue, the erection of a 2 storey plus basement terrace of 6 x 3 bedroom houses located to the rear of 52-66 Gloucester Avenue, the erection of a pair of 4 storey plus basement 5 bedroom houses at 46 Gloucester Avenue with a 9 space car park to the rear).							
<b>Recommendation(s):</b>		<b>Discharge Conditions 2 and 10 and partially discharge condition 3</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>		No responses to date					
<b>CAAC/Local groups* comments:</b> *Please Specify		No responses to date					

## Site Description

The site comprises two parcels of land located to the east and west of a cul-de-sac (Dumpton Place) off Gloucester Avenue.

## Relevant History

**PEX0200634** Demolition of the existing buildings on the site except for the existing boundary wall with the premises on Gloucester Avenue. **Granted 22/11/2004**

## Relevant policies

### Camden Replacement Unitary Development Plan 2006

SD7 - Noise and vibration pollution

SD8 - Disturbance from plant or machinery

SD10b Contaminated Land

## Assessment

### Condition 2

*"A scheme for the provision of sound insulation for the proposed residential houses hereby approved shall be submitted to and approved by the Council before the works are commenced, and the scheme shall be completed in accordance with the approved details.*

*Reason - To ensure a satisfactory standard of amenity for the future occupiers of the residential houses in view of the site location in close proximity to a railway, in accordance with the requirements of policies EN1, EN5 and DS6 of the London Borough of Camden Unitary Development Plan 2000."*

In discharging condition 2 an acoustic report, dated 7<sup>th</sup> December 2008 and by Environment Equipment Corporation, was submitted.

The report cites the lowest background noise levels (LA90) as 42.5dB for day time, 41.5dB for evening and 36.5dB for Night-time; and 10dB instead of Camden's 5dB below background noise level criterion to be applied. It is understood that the items of plant would run during the day only. Thus setting the target criteria to be met for items of plant for the day time use only as (42.5-10) **32.5dBLAeq**. The predicted noise levels for the individual items of plant at the nearest resident exceed the proposed target criteria. Thus the items of plant shall be individually attenuated to achieve the target criteria of 32.5dBLAeq.

The plans accompanying the application show acoustic screening and attenuation that would achieve the target criteria. Therefore it has been demonstrated that the Camden's noise criteria can be met and the condition can be discharged.

### Condition 3

*"No development shall take place until:*

- a) The applicant has submitted a programme of ground investigation for the presence of soil and groundwater contamination and landfill gas for approval by the Council; and*
- b) The investigation has been carried out in accordance with the approved details and the results and remediation measures (if necessary) have been submitted to and approved by the Council. All approved remediation measures shall be implemented strictly in accordance with the approved details.*

*Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy EN10 of the London Borough of Camden Unitary Development Plan 2000."*

Phase 1 Environmental Assessments have been submitted for both 1-2 Dumpton Place and 46-50 Gloucester Avenue in discharge of part A of condition 3. These have documented various previous activities at the sites that may have the potential for contamination to be left including vehicle maintenance, chemical works and unspecified engineering works. There is also evidence of above ground fuel storage tanks and a potential below ground fuel storage tank.

A full program of intrusive investigations should be completed at both sites to determine what contamination, if

any, is present. The data should be risk assessed fully and forwarded to the Compliance and Enforcement Team for review and approval. Should any remediation be required a full scheme for decontamination should be agreed in writing and should include method statements for the works and proposals for final verification.

The phase I Environmental Assessment reports may be used as details pursuant to the partial discharge of condition 3. Full discharge of condition 3 awaits completion of the works specified in the Phase 1 assessments and any remedial work approved by the Council as set out in part b) of condition 3.

#### **Condition 10 Energy Efficiency**

*“A report on the energy efficiency of the proposed building, including the use of sustainable sources for construction materials, shall be submitted to and approved by the Council before works of construction commence, and the development shall be completed in accordance with the approved details.*

*Reason - To ensure the development has a reasonable standard of energy efficiency in the interests of achieving a sustainable development, in accordance with the requirements of policies EN1 and EN12 of the London Borough of Camden Unitary Development Plan 2000.”*

This condition was added to the permission following concerns that the high walls that are required to be maintained for privacy purposes would harm solar gain and therefore the energy efficiency of the proposal. However, SAP and SBEM calculations have been submitted in discharge of this condition which demonstrate that the proposals would have an energy rating and environmental impact rating of B. Supporting documents also state that building materials would be sourced locally where possible. It is therefore considered that the insulation and energy efficiency information submitted is of a reasonable standard to discharge condition 10.

**Recommendation Discharge Condition 2, Condition 3 part a) and Condition 10**

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