

Delegated Report		Analysis sheet		Expiry Date:		17/03/2009	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Eimear Heavey				2009/0650/P			
Application Address				Drawing Numbers			
14 Blackburn Road London NW6 1RZ				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Details of insulation of the residential and commercial accommodation from traffic noise and vibration (road and rail) pursuant to Conditions 8 and 9 of planning permission granted on 6th January 2004 (ref: PWX0202103) for redevelopment of whole site by the erection of a 4 storey eastern block comprising two Class B8 and eight Class B1 units with associated service yard, together with a 4 storey plus basement western block comprising 8 dwellinghouses and 6 self-contained flats with associated underground car parking.							
Recommendation(s):		Grant					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					
Site Description							
The site is a narrow elongated strip on the south side of Blackburn Road and backing onto West Hampstead railway station and railway tracks, and just behind West End Lane. The site area is 2908m ² . It contains the old Express dairy warehouse/depot, comprising a series of one and two storey brick office buildings and a large yard, and has been vacant since before 2001. The western end of the site is relatively narrow and has its yard below street level and level with the adjoining rail tracks. Blackburn Road is a short cul-de-sac serving primarily commercial properties.							
Relevant History							
PWX0202103 – Planning Permission was granted in January 2004 for development of whole site by the erection of a 4 storey eastern block comprising two Class B8 and eight Class B1 units with associated service yard, together with a 4 storey plus basement western block comprising 8 dwellinghouses and 6 self-contained flats with associated underground car parking.							

2008/5476/P – Details of insulation of the residential and commercial accommodation from traffic noise and vibration (road and rail) pursuant to Conditions 8 and 9 of planning permission granted on 6th January 2004 (ref: PWX0202103). Withdrawn 7th January 2009.

Relevant policies

Replacement UDP 2006

SD1 – Quality of Life

SD6 – amenity of Occupiers and Neighbours

SD7 – Light, noise and vibration pollution

Camden Planning Guidance 2006

Section 28 – Noise and Vibration

Assessment

Planning Permission was granted for this development on 6th January 2004 and until late 2008 no approach was made to the Council in respect of any of the conditions requiring submission of details.

However, on 15 December 2008 development commenced on the site through the sinking of four foundation piles, this work was initiated prior to the discharge of the pre-commencement conditions. Hence this application concerns the details of the insulation of the residential and commercial accommodation from traffic noise and vibration (road and rail) pursuant to Conditions 8 and 9 of that permission.

The details of these conditions were considered by Environmental Health and the comments received were as follows:

- With regards to Environmental Noise Assessment it was concluded that the results meets Camden's noise criteria provided the secondary glazing system incorporates sound absorbing surface finishing in the window reveals and that ventilation is not directed through the railway façade and is directed via the northern façade or the roof.
- With regards to the Environmental Vibration Assessment it was concluded that although Camden's noise conditions would not be met, mitigation measures would help counteract this and hence the residents would not experience any effects of vibration from the rail traffic. The mitigating measures to be incorporated include the following:
- The residential section of the proposed development should be mounted on isolating bearings. Provided the residential section of the building is isolated with appropriate bearings and the building envelope is designed to provide a sufficient level of sound insulation, the local authority criteria will be met and the site suitable for residential accommodation.

Accordingly it is recommended that Conditions 8 and 9 be discharged.

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