

Osel Architects Ltd  
26 Oldbury Place  
LONDON  
W1U 5PR

Application Ref: **2008/5784/P**  
Please ask for: **Adrian Malcolm**  
Telephone: 020 7974 **2566**

22 January 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

### **Approval of Details Refused**

Address:  
**2-20 Winchester Road & 157A Fellows Road**  
**London**  
**NW3 3NT**

Proposal:  
Details of plant (including acoustic report) pursuant to condition 20 of the planning permission dated 21/06/2006 (2005/5580/P) for Redevelopment to provide 3 new buildings of part 3/part 5 stories plus basement, 5 stories plus basement and 8 stories plus basement and sub basement containing 76 residential units (comprising 51 private and 25 affordable units), 416 sqm of commercial floorspace (comprising 312sqm Class A1 Retail, 104 sqm Class A2 Financial and Professional Services), 41 car parking spaces with new vehicular access from Fellows Rd plus associated hard and soft landscaping.

Drawing Nos: 2716- D018C, D019C, D020C, Engineering Services Acoustic Design Considerations & Stage D Acoustics Report by Hoare Lea  
Stage D Acoustics Report; 2716-D018; 2716-D019;

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):



## Reason(s) for Refusal

- 1 The submitted details are insufficient for the Council to be satisfied that noise and vibration associated with operation of the proposed plant as installed (including attenuation measures) would be such as prevent nuisance being caused to residential occupiers and the area. The proposal is therefore contrary to Policy SD7 of the Camden Replacement Unitary Development Plan 2006 (as supported by Camden Planning Guidance 2006) .

## Informative(s):

- 1 You are advised to liaise with Anona Arthur (Environmental Health Officer, Public Protection Division, London Borough of Camden, Tel: 020 7974 2990) regarding the information necessary to satisfy outstanding concerns in respect of noise and vibration are referred to in this decision prior to any resubmission being made in respect of discharge of this condition, as previously discussed.
- 2 You are reminded that conditions 2 (shopfronts), 6 facing materials) and 10 (green roofs) of planning permission 2005/5580/P granted on 21/6/2006 are outstanding and require details to be submitted (N.B. details pursuant to discharge of conditions 5, 7, 8, 9, 11, 14 and 19 are currently under the Council's consideration).

### **Disclaimer**

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