

Delegated Report		Analysis sheet		Expiry Date:		22/01/2009	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Neil McDonald				2008/2715/P			
Application Address				Drawing Numbers			
22/24 St Pancras Way London NW1 0QG				Durkan PPG24 Noise Survey dated 09/10/2007; Party wall/floor details drawing 450/517.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of sound insulation pursuant to condition 8 of the planning permission 2006/5700/P granted subject to S106 on 12/03/2007, (for demolition of existing commercial buildings and replacement with a mixed use development of 4-6 storeys).							
Recommendation(s):		Granted					
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:		No adjoining occupiers consulted					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Former industrial canal-side site fronting St Pancras Way. The site is subject to a planning permission for residential redevelopment granted to Genesis Housing Group in March 2007. Works on the superstructure are now substantially complete.

Relevant History

12/03/07 – Planning permission (2006/5700/P) and conservation area consent (2006/5702/C) granted for demolition of existing commercial buildings and replacement with a mixed use development of 4-6 storeys, comprising Class B1/B8 units on the ground floor with 72 residential units (Class C3) on floors above (36x1-bed, 22x2-bed, 10x3-bed and 4x4-bed units).

Approvals of details have been issued in respect of conditions 2(i -typical details of doors and windows), 2 (ii - sample and specification of timber cladding), 2(iii –facing materials) 2(iv -typical details of terraces and balconies), 3 (revised security gate and bike enclosure), 4 (slab levels), 5 (hard and soft landscaping), 7 (habitat enhancement), 9 (refuse storage), 10 (water recycling), 11 (ground investigation), 17 (feasibility study for waterborne freight) and 18 (lifetime homes).

Amendments during the course of construction including minor height increases to parapets and addition of 2 lift shaft over-runs were granted on (2008/4181/P).

Conditions 8 (sound insulation) and 12 (BREEAM statement for the business units) of planning permission 2006/5700/P granted on 12/03/2007 are outstanding and require details to be submitted.

Relevant policies

London Borough of Camden Replacement UDP 2006

SD6 – Amenity for occupiers and neighbours, SD7B – Noise and vibration, Appendix 1 – Noise and vibration thresholds.

Assessment

Condition 8

Before the use commences sound insulation shall be provided for the building in accordance with a scheme to be first approved by the local planning authority. The use shall thereafter not be carried out other than in complete compliance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

The submitted report by 'noise.co.uk' sets out an assessment of external noise affecting the site and recommends a scheme of mitigation for the building in line with PPG24. Camdens' Environmental Health officers have assessed the report and have confirmed that provided the report recommendations are complied with they would have no objection to the development on noise grounds.

It is therefore recommended that the Noise Survey and recommendations are approved and conditions 8 discharged.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613