

Delegated Report		Analysis sheet		Expiry Date:		29/02/2008	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Sharon O Connell				2008/0181/P			
Application Address				Drawing Numbers			
25 Parkway London NW1 7PG				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
<p>Details of post-installation compliance report for all plant pursuant to condition 7 of planning permission granted subject to a section 106 Legal Agreement on 19/07/07 (2006/5137/P) for extensions at first and second floor levels and alterations to existing roof form in connection with the conversion of ancillary residential accommodation to public house at first and second floor levels to 5 self-contained flats, (1 x studios, 3 x 1 bed and 1 x 2 bed), installation of plant and extraction ducting to serve ground floor and basement restaurant and alterations to shopfronts.</p>							
Recommendation(s):		Approve details					
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:		NA					
CAAC/Local groups comments:		N/A					
Site Description							
<p>The property is located on the corner of Parkway and Arlington Road. It forms part of the Camden Town Conservation Area and is within the Camden Town major shopping and service centre.</p>							

Relevant History

2006/5137/P

Planning permission granted on 19/07/2007 for extensions at first and second floor levels and alterations to existing roof form in connection with the conversion of ancillary residential accommodation to public house at first and second floor levels to 5 self-contained flats, (1 x studios, 3 x 1 bed and 1 x 2 bed), installation of plant and extraction ducting to serve ground floor and basement restaurant and alterations to shopfronts.

Condition 7

Prior to the occupation of the building, a post-installation compliance report for all the plant hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the noise attenuation measures set out in the acoustic report (Masala Zone, 25 Parkway, received 19th January 2007) have been fully carried out and that noise from the plant at a point 1 metre external to sensitive facades are at least 5dB(A) less than the existing background measurement 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).

Relevant policies

London Borough of Camden Unitary Development Plan 2006.

- SD6 (Amenity for occupiers and neighbours),
- SD7B (Light, noise and vibration pollution),
- SD8 (Disturbance)
- Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Camden Planning Guidance 2006

Assessment

Environmental Health have examined the acoustic surveys undertaken on 28th - 29th June 2006 (pre-installation) and 5th December 2007(post-installation) and have made the following comments.

The first survey undertaken pre-installation in 2006 stated that the plant would operate between 10am and 12pm, 7 days a week. It also indicated that the background noise level was 49 dB(A) at 23:17 hours, 48 dB(A) at 23:47 hours and 46dB(A) at 00.02 hours and 00.32 hours. The report therefore set a design criteria of 41dB(A) for plant with no tonal elements. The total plant noise level was calculated at 38dB(A) and therefore met the Council's condition of plant with no tonal elements operating at 5dB below the lowest background noise level.

The second survey undertaken post-installation in 2007 states that the restaurant closes to customers at 23.00 hours and the ventilation plant is controlled by a time clock which goes off at 23.30 hours. Further noise measurements were carried out at the same locations stated in 2006 at first and second floor level. Noise levels were taken at 23.30 and 23.40 hours respectively with the approved plant on and off. The background noise measurements were 50dB and 51 dB when the plant was on. Similarly the background noise levels were 50dB(A) and 51dB(A) when the plant was off. It is clear from these that since the first noise survey in 2006 the background noise level has increased due to other noise sources in the locality. The plant is operates at below the background noise level and is inaudible. There is no objection in permitting the application.

Recommendation: Approve details.

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