

Mr Yiannis Pareas  
Yiannis Pareas Chartered Architects  
82 Mill Lane  
West Hampstead  
London  
NW6 1NL

Application Ref: **2014/2132/P**  
Please ask for: **Tania Skelli-Yaoz**  
Telephone: 020 7974 **6829**

15 July 2014

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**4 Queensmead  
St. Johns Wood Park  
London  
NW8 6RE**

Proposal:  
Loft conversion with rear rooflights, installation of two air conditioning units at rear ground floor level, and alterations to rear ground floor elevation to dwelling house (Class C3).

Drawing Nos: [Prefix: 297/] 101, (as existing:) 1, 2, 3, 5, 6, 13, (as proposed:) 7, 8, 9, 10, 11, 12, 14 and Acoustic report by BBS Ltd ref. KS 03-14-38451 NC1 dated 25/03/14.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [Prefix: 297/] 7, 8, 9, 10, 11, 12, 14.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to first operation of the condensers hereby approved, they shall be fitted with suitable acoustic mitigation measures in order to prevent the noise levels generated by their operation, at any time of day or night, from exceeding 5dB(A) less than the existing background measurement (LA90) at a point 1 metre external to sensitive facades, expressed in dB(A) when all plant/equipment (or any part of it) is in operation, as measured and documented in the acoustic report hereby approved.

All such noise mitigation measures shall be maintained and retained thereafter. The condensers shall be maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel.

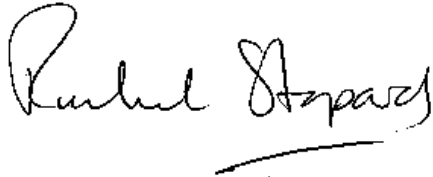
No. 020 7974 4444 or on the website  
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment