

Delegated Report		Analysis sheet		Expiry Date:		11/11/2014	
		N/A		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alex McDougall				2014/5839/P			
Application Address				Drawing Numbers			
83 Bayham Street London NW1 0AG				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details of acoustic testing required by condition 8 of planning permission 2012/5288/P dated 22/11/2012 for change of use of first to third floor from restaurant to 1 x 1-bedroom and 1 x 2-bedroom self-contained flats							
Recommendation(s):		Approve Details of Condition 8					
Application Type:		Approval of Details					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified		00		No. of responses	
						00	
						No. of objections	
						00	
Summary of consultation responses:		N/A					
CAAC/Local group comments:		N/A					
Site Description							
The existing 4-storey, mid-terrace is occupied by a restaurant (Class A3) use as follows: <ul style="list-style-type: none"> • Ground floor: restaurant seating and bar area • First floor: restaurant seating area • Second floor: kitchen and outdoor roof terrace (rear) • Third floor: Storage and cold room 							
Relevant History							
<u>83 Bayham Street (the application site)</u>							
2012/5288/P - Installation of 2 dormer windows in rear roofslope, creation of roof terrace at rear second floor level, alterations to doors and windows all in connection with change of use of first to third floor from restaurant (Class A3) to 1 x 1-bedroom and 1 x 2- bedroom self-contained flats (Class C3). Granted 05/12/12.							

2013/4763/P - Details of privacy screens (condition 4), acoustic report (condition 8), sound insulation (condition 9) and extractor unit (condition 10) of planning permission granted 5/12/12 (ref: 2012/5288/P), for change of use of first to third floor from restaurant (Class A3) to 2 self-contained flats (Class C3) and associated installation of 2 dormer windows, creation of roof terrace and alterations to doors and windows. Details for condition 4, 9 & 10 approved, condition 8 part approved 22/01/14.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2011

London Housing SPG

Camden LDF Core Strategy 2010

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS16 Improving Camden's health and well-being

Camden Development Policies 2010

DP1 Mixed use development

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance (updated 2013)

CPG2 Housing

CPG6 Amenity

Assessment

1. Proposal

1.1. Planning permission was granted for Installation of 2 dormer windows in rear roof slope, creation of roof terrace at rear second floor level, alterations to doors and windows all in connection with change of use of first to third floor from restaurant (Class A3) to 1 x 1-bedroom and 1 x 2-bedroom self-contained flats (Class C3) on 05/12/12. Conditions 4, 8, 9 & 10 required submission of further details. Subsequently the Applicant received approval for details submitted in respect of conditions 4, 9 & 10. The applicant seeks to satisfy the requirements of condition 8. There are no other outstanding conditions which require submission of details.

1.2. Condition 8 states:

Prior to the commencement of the plant being used, a noise survey shall be carried out to ascertain the above noise levels from the machinery are being met. A Noise Report shall be submitted for the approval of the Local Planning Authority. The Noise Report shall clearly contain map/plan showing all measurements locations, tabulated and graphically raw data, calculations /façade corrections /assumptions made, time, date, as well as confirmation of the detail of the qualified consultant used to undertake the survey.

Reason: In the interest of neighbour and occupier amenity in accordance with Camden policies CS5, DP26 and DP28.

2. Assessment

2.1. The applicant submitted a sound insulation test report from a qualified acoustic consultant,

which concluded that, “*The airborne performance of the floors between Flats 1 and 2, and the restaurant below meets the requirements of Approved Document E (2003 Edition). The impact sound insulation performance of the floors between Flats 1 and 2 meets the requirements of Approved Document E (2003 Edition)*”.

2.2. The applicant submitted a planning compliance report from a qualified acoustic consultant, which concluded that, “*the plant unit operation would not be expected to have any negative impact on the amenity of the nearest noise sensitive receiver*”.

2.3. The reports were considered by Council’s environmental health team who concluded that the proposal satisfied the requirements of the condition.

2.4. As such the details are considered to satisfy the requirements of the condition and ensure the proposal will have an acceptable impact on the amenity of the future occupiers and neighbours.

3. Recommendation

3.1. Approve details of condition 8.