

Mr Don Messenger
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2014/6186/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

27 February 2015

Dear Sir

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
132-140 Hampstead Road
London
NW1 2BX

Proposal:
Replacement of 2 windows with louvre vents on front elevation, insertion of window on rear elevation, erection of boundary fence, and 3x condensers at roof level for a temporary period until 29 September 2018.

Drawing Nos: Site location plan; 1439_DWG_PL: 060; 061; 065; 066; 067; 170; 171; 172; 180; 181; 182; 260; 265; 266; 267; 268; 291; 292; 295; 296; 297; 298; Plant Noise Assessment dated 12th December 2014.

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: Site location plan; 1439_DWG_PL: 060; 061; 065; 066; 067; 170; 171; 172; 180; 181; 182; 260; 265; 266; 267; 268; 291; 292; 295; 296; 297; 298; Plant Noise Assessment dated 12th December 2014.

Reason:

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

- 4 Noise levels at a point 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 (or any part of it) is 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).

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.

- 5 The works hereby permitted shall be removed and the land restored to its former condition on cessation of use by UCL as granted on 22/03/2013 (planning ref: 2012/6855/P).

Reason: In order to prevent the long term impact to amenity and open space in accordance with policies CS5, CS9, CS14, and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP26, DP28, and DP29 posed by installations which are to facilitate a landuse which was itself granted on a temporary basis so as to prevent the long-term loss of employment space and open space as well as owing to the special educational operational needs of the applicant in accordance with policies CS8, CS11 and CS13 of the London Borough of Camden Local Development Framework Core Strategy and policies DP13, DP16, DP17, DP18, DP19 and DP22 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

The proposed plant at 2nd floor level of No.132 would not be prominent as it is on a roof which faces towards the railway line at the rear. The proposed roof access system would have minimal visual impact as it is a thin structure at roof level. The fence on the north and east elevation would be directly opposite the railway lines and would not be excessively high (2.4m) and timber would be an appropriate material. Its location at the rear of the building is also appropriate. The condenser on the southern part of the roof of No.140 would not be visible due to its location. The replacement of windows with ventilation louvres at 3rd floor level would be a small alteration which would not harm the overall composition of the building. The additional window at 1st floor level is acceptable on the rear elevation. The noise from the plant would not exceed the Council's noise thresholds. A condition would be included to ensure that Camden's noise thresholds are not exceeded and to protect neighbouring amenity. The installation of the works would be limited to the duration of UCL's occupation of the building and the temporary change of use (ref: 2012/6855/P) granted 22/3/12 will expire on 28th September 2018. The applicant has requested that a condition be attached stating the works shall be removed and the land restored to its former condition on cessation of use by UCL. This condition is considered acceptable.

In this instance there was not considered to be any harm resulting from the development. The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision. As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.15 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 123 of the National Planning Policy Framework.

2 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).

3 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 Noise and Licensing Enforcement Team, 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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment