

Mr Richard Phillips
Bennett Williams
106 Dixons Green Road
Dudley
West Midlands
(Met County)
DY2 7DJ

Application Ref: **2014/6920/P**
Please ask for: **Neil Collins**
Telephone: 020 7974 **4215**

30 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**UPS
Kentish Town Delivery Office
Regis Road
London
NW5 3RR**

Proposal: Installation of sub-station.

Drawing Nos: Site Location Plan; 10337-E-002 Rev T1; 10337-E-003; A794 Rev A;
Acoustic Assessment - 141201-002A, dated December 2014, produced by ACA Acoustics.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 10337-E-002 Rev T1; 10337-E-003; A794 Rev A; Acoustic Assessment - 141201-002A, dated December 2014, produced by ACA Acoustics.

Reason:

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

- 3 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.

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.
- 3 The proposed buildings are small additions to this large site and would not be visible from the public realm. As such, they are not considered to have any significant impact upon the visual appearance of the site or to the area in general.

The proposed plant would have no discernible impact upon the amenity of neighbouring residents in terms of noise and vibration disturbance. Planning

permission is granted by condition to ensure that the installed plant would perform to the standards outlined in the submitted Acoustic Report.

The proposal would result in the removal of a small amount of non-protected trees to accommodate the structures and this is not considered to have any significant impact upon the visual appearance or biodiversity of the site, which would retain a large proportion of trees.

No objections have been received as a result of neighbour notification. The site's planning history was taken into account when coming to 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, 7.19 and 7.21 of the London Plan 2011; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

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