

Mr Jason Redfern  
NIFES Consulting Group  
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Sinderland Road  
Broadheath  
Altrincham  
WA14 5HQ

Application Ref: **2014/2018/P**  
Please ask for: **Mandeep Chaggar**  
Telephone: 020 7974 **6057**

10 June 2015

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Councils Own Permission Under Regulation 3 Granted**

Address:  
**Constable House**  
**Adelaide Road**  
**London**  
**NW3 3QA**

Proposal: Installation of pipework, associated cabinets and enclosures on rear elevation, and erection of single storey ground floor side extension to existing rear garden building

Drawing Nos: Site Plan, 12438/P/001, 12438/P/002, 12438/P/003, 12438/P/004, 12438/P/006, 12438/P/007, 12438/P/008, 12438/P/010, 12438/P/011, 12483/P/004, Design and Access Statement ref PP-03252632 by Nifes undated, and PI-091 by Grundfos dated 01/04/11.

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 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 occupants, 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, 12438/P/001, 12438/P/002, 12438/P/003, 12438/P/004, 12438/P/006, 12438/P/007, 12438/P/008, 12438/P/010, 12438/P/011, 12483/P/004, Design and Access Statement ref PP-03252632 by Nifes undated, and PI-091 by Grundfos dated 01/04/11.

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

Informative(s):

- 1 Reasons for granting permission.

Low Temperature Hot Water (LTHW) pipework and boosted cold water supply would be housed within powder coated steel enclosures to the underside of the walkways on the rear of the block. 2 valve cabinets would also be required on the rear elevation. The enclosures and cabinets would be brown in colour to blend with the brickwork of the building and their profile would be compact. The Applicant contends that this is the most practical way of refurbishing the water supply system in the building to provide increased pressure, more control over temperature and reduce energy demand. While the pipework would ideally be located internally, it is accepted that the cost of such works would be prohibitive. Given the pipework is restricted to the rear of the site, and the enclosures and cabinets would be in keeping with the colour of the existing brickwork, the visual impact is not considered to be reason to refuse the application.

The proposed extension to the existing caretaker building is considered to have an acceptable impact on the appearance of the existing buildings and the character of the area as it would be secondary in size, and in keeping with the design of, the existing building and not readily visible from the public domain.

The plant equipment for the new water system would be housed in the extension to the caretaker building. The acoustic report submitted with the application predicts a noise level of 32dB(A) at the nearest dwelling when the pumps are running. Council policy targets at interior noise level of 30dB, in keeping with the appropriate British Standard. As such the proposal is considered unlikely to lead to noise disturbance.

Some light/outlook would be blocked from the existing units due to the proposed pipework enclosures. As the windows serve bathrooms and kitchens, the flats would still be dual aspect, and the proposal would increase the quality of the water supply to these flats, the impact is not considered to be reason to refuse the application. The extension to the caretaker building would be single storey in height and sufficiently separated from the boundary so as not to result in material amenity impacts on adjoining and nearby properties. As such, the proposal would not materially harm the amenity of occupants or adjoining and nearby properties.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions were 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 and 7.6 of the London Plan 2015; and paragraphs 14 and 17, and 56-66 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', with a stylized flourish at the end.

Ed Watson  
Director of Culture & Environment