

Mr Samuel Stackhouse  
Montagu Evans LLP  
5 Bolton Street  
London  
W1J 8BA

Application Ref: **2015/2903/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

23 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**242 Kentish Town Road**  
**London**  
**NW5 2AB**

Proposal: Alterations to shop front and installation of 4 x air conditioning condensers with acoustic enclosure to roof of ground floor rear extension.

Drawing Nos: 8742/EX-01; 8742/EX-02; 8742/EX-03; 8742/PL-01 Rev A; 8742/PL-02 Rev A; 8742/PL-03 Rev A; site location plan dated May 2015; Planning Statement dated May 2015 and Noise Impact Assessment Report reference WW/EC14051-002 dated 18 May 2015.

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 policies DP24 and DP25 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:

8742/EX-01; 8742/EX-02; 8742/EX-03; 8742/PL-01 Rev A; 8742/PL-02 Rev A; 8742/PL-03 Rev A; site location plan dated May 2015; Planning Statement dated May 2015 and Noise Impact Assessment Report reference WW/EC14051-002 dated 18 May 2015.

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 Before the use commences, noise mitigation measures shall be implemented in accordance with the details set out in the Noise Impact Assessment Report reference WW/EC14051-002. The use shall thereafter not be carried out other than in accordance with the approved scheme.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies 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 Reasons for granting permission:

The proposed shopfront is considered acceptable in terms of design and materials. The shopfront is situated within a vibrant streetscene, characterised by a variety of retail uses and a mixture of shopfront designs and finishes. The design is simple and modern, yet retains the original architectural features including the cornice, decorated corbels and pilasters. The proposed shopfront is considered a sensitive alteration which respects the scale, proportions and architectural style of the building, and in particular, respects the attractive iron railings to the locally-listed first floor property above. The proposal is therefore considered to preserve and enhance the character and appearance of the host property and surrounding area.

Although the proposed location of the air conditioning units and acoustic screen on the first floor flat roof at the rear of the property will result in views of the acoustic screen from Wolsey Mews, their position behind the rear parapet would ensure that views are limited, and it is not considered to cause sufficient harm to the amenity of neighbours or the character of the host property to warrant refusal. The development is therefore considered acceptable.

The application is accompanied by an acoustic report which demonstrates that the proposal would comply with Camden's Noise standards following the installation of the noise attenuation screening as proposed. As a safeguarding measure, approval will be subject to the condition noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement to ensure they meet the Council's regulations.

No objections have been received prior to making this decision.

The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25, DP26, DP28 and DP30 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 March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 and 126-141 of the National Planning Policy Framework.

- 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 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).

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