

Mr George Athanasi
GLA Architecture and Design Ltd.
Southgate Office Village
Block E
286A Chase Road
London
N14 6HF

Application Ref: **2015/3360/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

14 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non Material Amendments to planning permission

Address:
17 Ferdinand Street
London
NW1 8EU

Proposal: Variation to wording of condition 10 (details of ventilation ducts) of planning permission dated 16/08/2012 (ref no.2012/2578/P) for redevelopment of site; to allow for acoustic report to be submitted prior to occupation of development.

The Council has considered your application and decided to grant approval subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no 10 of planning permission granted on 16/08/12 under reference number 2012/2578/P shall be replaced with the following condition:

REPLACEMENT CONDITION 10.

Prior to the first use of the premises for the B1 (office) and C3 (residential) use hereby permitted, full details of a scheme for ventilation, including manufacturers specifications, noise levels and attenuation, including an acoustic report



demonstrating full compliance with the relevant noise limits as set out in Camden's Local Development Framework shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations.

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.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

Informative(s):

1 Reasons for granting

Condition 10 of application 2012/2578/P (granted 16/08/2012) requires that "details of the ventilation duct(s) to the ground floor plant room shall be submitted and approved in writing by the Local Planning Authority (including design details and relevant acoustic information)".

The council's environmental health officer has reviewed the information submitted and has requested an acoustic report to demonstrate compliance with the council's relevant noise limits.

As there are a number of large scale redevelopment projects underway within the immediate vicinity of the application site the applicants have been advised that any acoustic report undertaken now would not be an accurate representation of the true background noise levels (given the scale of noisy works currently being undertaken). The applicant has also advised that it is likely the final plant/extraction equipment may be subject to change during the construction period and cannot be accurately chosen at such an early stage.

The condition would be changed to allow for the acoustic report and other relevant information to be submitted prior to occupation of the development. This is considered to be an acceptable variation to the wording of the condition and would bring the condition in line with our standard noise conditions which require details to be submitted prior to 'first use'. As such the change is considered to be non-material.

2 You are advised that this decision relates only to the changes highlighted in the description and on the application form and shall only be read in the context of the substantive permission granted on 16/08/2012 under reference 2012/2578/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment

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