

Mr Planning Potential  
Planning Potential Ltd.  
Magdalen House  
148 Tooley Street  
London  
SE1 2TU

Application Ref: **2015/2338/P**  
Please ask for: **Nanayaa Ampoma**  
Telephone: 020 7974 **2188**

13 August 2015

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**64 Kilburn High Road**  
**London**  
**NW6 4HJ**

Proposal: Installation of 4 satellite dishes at fourth floor roof level and 2 replacement air conditioning units at second floor rear roof level.

Drawing Nos: Plant Noise Assessment Ref: 6876/PNA by RBA Acoustics dated 26/06/15, 14487-06, 14487-09, 14487-12 Rev A.

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: Plant Noise Assessment Ref: 6876/PNA by RBA Acoustics dated 26/06/15, 14487-06, 14487-09, 14487-12 Rev A.

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

- 3 The existing 2 air conditioning condenser as indicated on drawing 14487-06 shall be removed within 30 days of the instillation of the air conditioning units hereby approved.

Reason: To safeguard the appearance of the area and the character of the immediate area as well as the amenity of the nearby residential units in accordance with the requirements of policies CS5 and 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.

- 4 Before the use commences, the air conditioning units shall be provided with acoustic attenuation in accordance with Plant Noise Assessment Ref: 6876/PNA by RBA Acoustics dated 26/06/15. All such measures shall thereafter 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.

- 5 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 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 Reason for granting permission:

The proposal includes 4 satellite dishes placed at the rear of the fourth floor roof level. As the building is four stories in height, the units are relatively small and the units would be to the rear to the building, they would not be visible from street level.

The proposal includes 2 air conditioning units placed on the roof of the two storey rear outrigger. The air conditioning units would replace similarly sized existing units in the same location. As such the proposal would have minimal impact on the appearance of the building and the character of the area.

The main amenity concern relates to noise. The applicant has submitted a noise impact assessment which confirms that the proposed plant will not generate an unacceptable level of noise. Conditions are included to ensure that the proposal does not have an unacceptable acoustic impact on adjoining properties. Given the position of the units away from adjoining properties the proposal is not considered to result in unacceptable loss of privacy, outlook, daylight and sunlight or sense of enclosure.

No objections have been received prior to making this decision. The site's 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 policy 4.7, 7.4 and 7.15 of the London Plan 2015 consolidated with alterations since 2011, and paragraphs 14, 17 and 109 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