

Mr Matthew Black
Lambert Smith Hampton
United Kingdom House
180 Oxford Street
London
W1D 1NN

Application Ref: **2015/4301/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

15 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
279 Camden High Street
London
NW1 7BX

Proposal: Installation of 2 x air conditioning units and extract duct to ground floor rear elevation, new door at rear basement level, and installation of new shopfront.

Drawing Nos: MAC4933/2, MAC4933/3 (proposed plans), MAC4933/3 (existing/proposed elevations), MAC4933/5, MAC4933/6, MAC4933/7, site location plan and Design and Access Statement received 27/07/2015 and Acoustic Consultancy Report reference 73348/3/1/4.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 The development hereby permitted shall be carried out in accordance with the following approved plans: MAC4933/2, MAC4933/3 (proposed plans), MAC4933/3 (existing/proposed elevations), MAC4933/5, MAC4933/6, MAC4933/7, site location plan and Design and Access Statement received 27/07/2015 and Acoustic Consultancy Report reference 73348/3/1/4.

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.

Informatives:

- 1 Reasons for granting permission:

The changes to the shopfront are considered appropriate in terms of design, scale and materials. They are in keeping with the commercial identity of the high street and preserve the character and appearance of the host building and surrounding area. There would be no impact on the amenity of adjoining occupiers.

To the rear, there would be limited views of the proposed air conditioning units, piping, ducting and access door. They would be located at lower ground floor level within a small brick light well, which is only visible from longer private vantage points. The development would not be visible from the wider public realm and is not considered to harm the character or appearance of the host property or surrounding area.

The proposed air conditioning units would be in use between 07:00 and 19:00. The application is accompanied by an acoustic report which demonstrates that the proposed units will comply with Camden's Noise standards following the installation of acoustic attenuation screens as proposed. Furthermore, the Council's Environmental Health Officer does not object to the development, and as a safeguarding measure, the permission would be granted subject to the standard condition that the machinery is operated within the Council's noise thresholds.

The proposals are not considered to cause any harm to the amenity of neighbour occupiers in terms of a loss of privacy, daylight, outlook or noise levels.

No objections have been received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 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