

Mr Darren Grist  
Nigel Bird Architects  
Henry Wood House  
2 Riding House Street  
London  
W1W 7FA

Application Ref: **2015/3849/P**  
Please ask for: **Carlos Martin**  
Telephone: 020 7974 **2717**

11 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 14**

**The Iceworks**

**34 Jamestown Road**

**London**

**NW1 7BY**

Proposal:

Installation of air conditioning unit to rear terrace of flat 14.

Drawing Nos: 1391.100; 1391.101; 1391.111; 1391.301; 1391.311; Air Conditioning Specifications; & Planning Compliance Report.

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: 1391.100; 1391.101; 1391.111; 1391.301; 1391.311; Air Conditioning Specifications; & Planning Compliance Report.

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

- 3 Prior to use of the installation, details shall be submitted to and approved in writing by the Council of the external noise level emitted from plant equipment and any mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with the plant machinery operating at maximum capacity. Approved details shall be implemented prior to the use of the unit and thereafter be permanently retained.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed air conditioning unit would be positioned a sufficient distance away from the rear building line, which would ensure that it is not visible from the public realm and therefore it would not harm the character and appearance of the host building or the surrounding conservation area.

Whilst the development will have some impact in terms of incorporating external equipment that may generate noise, a condition is attached requiring the submission of details of the external noise level emitted from plant equipment and any mitigation measures as appropriate to ensure that the amenity of neighbours is duly protected.

No objection has been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 (CA's) of the Planning (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 and DP28 of the London Borough of

Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56-66 and 126-141 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 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.

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



Ed Watson  
Director of Culture & Environment