

COVERING LETTER / PLANNING STATEMENT

email address: sophie.hinton@cgms.co.uk
Direct Dial: 020 7832 1396
Our Ref: SH/18113

London Borough of Camden
Planning Department
5 Pancras Square
London
N1C 4AG

140 London Wall
London EC2Y 5DN

Tel: 020 7583 6767
Fax: 020 7583 2231

www.cgms.co.uk

Offices also at:
Birmingham, Cheltenham,
Dorset, Edinburgh,
Kettering, Manchester,
Newark

8th February 2016

Dear Sirs,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION ON BEHALF OF NIDO STUDENT LIVING
NIDO STUDENT ACCOMMODATION, BLAKCBURN ROAD, CAMDEN,
NW6 1PZ
ONE PLANNING APPLICATION FOR A CONDENSER UNIT IN
RELATION TO THE ABOVE UNIT**

I write on behalf of my clients, NIDO Student Living in seeking a full planning application for a condenser unit at the above site.

Site Context

The site comprises a part five, part seven and part nine storey student accommodation block with flexible commercial space at ground floor. There are currently 349 rooms within the development which was granted planning permission at Appeal on 30th September 2010 for the '*erection of a part five, part seven, part nine storey plus basement building providing 2,110sqm. Of flexible B1 employment space at ground floor and 347 beds (39 cluster flats and 52 studios) of accommodation for students to upper floors (following demolition of existing car garage) at the former Mercedes Benz Garage, Blackburn Road, London, NW6 1AW,*' (Appeal Ref. APP/X5210/A/10/2127151).

The buildings form two 'L' shapes: one with its frontage on Blackburn Road and the side fronting trees separating the site from a Volkswagen showroom, the second backing on to the railway line with an arm at a perpendicular angle, fronting the office block to the west of the site.

The plant equipment is to be located in the undercroft to the west of the building; further details are shown in the submitted drawings and the noise report.

Recent Planning History

Planning permission was granted on 8th December 2015 for the 'erection of single storey extension at courtyard (first floor) level to provide

ancillary student floorspace, new canopy, outdoors seating provision and elevation alterations associated with the use of the property as purpose built student accommodation,' (LPA ref. 2015/5488/P).

Proposed Works

In relation to the existing NIDO student accommodation block at the above site, we are seeking planning permission for the introduction of plant in the undercroft at the side of the site. This equipment will comprise a condenser unit which will service the building.

The description of this proposed development should read:

Installation of a floor mounted condenser unit.

Planning Considerations

Camden's Development Management Policy DP 28 states that the Council will seek to ensure that noise and vibration is controlled and managed and will only grant permission for the plant or machinery if it can be operated without cause harm to amenity and does not exceed our noise thresholds.

British Standard 8233:2014 'Sound insulation and noise reduction for buildings – Code of Practice' gives recommendations for acceptable internal noise levels in residential properties.

The amenity of the existing and any future residents has been taken into account when locating the plant. The noise report completed at the site and under the latest BRE standards confirms the minimum background noise levels will be 44dB during the daytime and 43dB at night. The assessment has concluded that the sound pressure at 1m from the closest noise sensitive receiver will be 32 which is therefore -11dB from the existing background noise levels. Using manufacturer noise data, noise levels are predicted at the nearby noise sensitive receivers for compliance with current requirements.

Content of Planning Application

The content of the application is detailed below.

- Payment of £385 online;
- The relevant application form and Certificate completed;
- Noise Report completed by KP Acoustics;
- Drawings:
 - 190_1001 Location Plan
 - 190_1002 Site Plan
 - 190_1004 Proposed Block Plan
 - 190_1100 Proposed Ground Floor Plan
 - 190_1105 Proposed Ground Floor Plan, 1_50
 - 190_1200 Proposed Elevation

I trust that you have all the information you require to register the application. If, in the interim, you have any queries please do not hesitate to contact either John Mumby or me at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'SH', with a stylized flourish at the end.

Sophie Hinton
Planner