

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

Application Ref: **2016/0728/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

13 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
216 West End Lane
London
NW6 1UX

Proposal:
Installation of domestic steam extract, double air conditioning unit and remote refrigeration unit to rear elevation of A1 unit
Drawing Nos: 1302_01; 0100_02; 0300_02; 0301_02; 1100_03; 1300_02; 1301_03;
Design and Access Statement; Appendix 1- Planning Policy Statement; 10-PAC-DB-142
(Plant Equipment and Assessment); Report 7294/PNA (Plant Noise Assessment);
Performance Specification for the Heating Ventilation and Air Conditioning of the Proposed
Gail's

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 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 [and DP25 if in CA] 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: 1302_01; 0100_02; 0300_02; 0301_02; 1100_03; 1300_02; 1301_03; Design and Access Statement; Appendix 1- Planning Policy Statement; 10-PAC-DB-142 (Plant Equipment and Assessment); Report 7294/PNA (Plant Noise Assessment); Performance Specification for the Heating Ventilation and Air Conditioning of the Proposed Gail's

Reason:

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

- 4 The use of the mechanical plant shall only be permitted during the hours of 07:00 - 20:00 Mondays to Sundays and Public/Bank Holidays].

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise.

- 5 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as stated in report ref: 7294/PNA, dated 23rd March 2016. 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 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The post installation noise assessment shall be carried out to confirm compliance with the noise criteria and any further additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/equipment.

- 6 Prior to use, machinery, plant or equipment and the extract/ ventilation system and ducting at the development site shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration.

Informative(s):

1 Reason for Granting Permission:

The proposed double air conditioning unit is a replacement of the existing one and there will be no numerical increase. The proposed unit will be in the same location as the existing on the lower ground level at the rear of the building. The proposed remote refrigeration unit will be located alongside the air conditioning unit. The proposed domestic steam extract will be positioned alongside the rear of the host building within a cove in the chimney and will terminate above the existing roof line. It is not considered that the works would cause harm to the character and appearance of the host building or to the wider West End Green Conservation Area as it would not be visible from the public realm.

Hours of operation have been specified as 07:00- 20:00; this will be bound by an attached condition upon approval to ensure the amenity of neighbouring occupiers is not adversely affected by noise. The application was accompanied by an acoustic report. Further conditions will be attached to the approval to ensure the proposed machinery will operate lower than the existing background noise and for anti-vibration measures to ensure neighbouring occupiers are not adversely affected by noise and vibration.

The Council's Environmental Health Officer does not object to the development, subject to the imposition of the conditions as set out above. Furthermore, it is not considered there would be an additional adverse impact upon the amenity of the adjoining occupiers in terms of loss of privacy, daylight, sunlight or outlook.

No objections have been received on the proposal. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, under s.72 of the 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, policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Policies and Policy 2 and Policy 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with policies 7.4 and 7.6 of the London Plan (March 2015), and paragraphs 14, 17, 56-68 and 126-141 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.

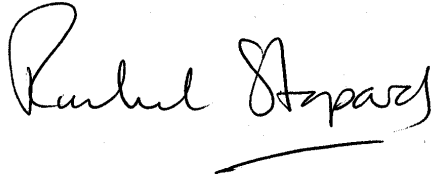
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment