

Mr. Mark Grzegorzcyk
MG Architects
2 Northfields Prospect
Northfields
London
SW18 1PE

Application Ref: **2016/0552/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

17 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 Gayton Crescent
London
NW3 1UA

Proposal:
Installation of an air conditioning unit with an outdoor condensing unit at Ground Floor west elevation and pipework to the indoor units to run on external wall.
Drawing Nos: Site location plan, 727/50RevB, 727/51RevB, Environmental Noise Assessment ref: 103156.ph.Issue1, letter by Phil Hufner dated 15th April 2016.

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:

Site location plan, 727/50RevB, 727/51RevB, Environmental Noise Assessment ref: 103156.ph.Issue1, letter by Phil Hufner dated 15th April 2016.

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

- 3 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 appropriate. The measures shall ensure that the external noise level emitted from 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 machinery operating at maximum capacity. Approved details shall be implemented prior to occupation of the development 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 outdoor condensing unit is to be at ground level on the external wall of the south west elevation. The refrigerant pipework, has been revised to be smaller in size and lower than the existing boundary wall in white to match the wall of the house. The unit has also been revised to be smaller with overall dimensions of 840mm w x 880mm h x 320mm deep and is considered that it would not be visible to the wider public realm due to the boundary wall and vegetation enclosing the application site on the junction between Gayton Crescent and Gayton Road.

It is considered that the works would not cause harm to the character and appearance of the host building or to the wider Hampstead Conservation Area as it would not be visible from the public realm.

The application was accompanied by acoustic reports. The Council's Environmental Health Officer does not object to the development, subject to the imposition of the condition as set out above. This decision would be conditioned upon to ensure the amenity of neighbouring occupiers is not adversely affected by noise.

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.

One objection has 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. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

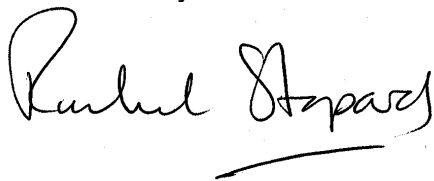
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard

Director of Supporting Communities