

Mr Michael Lynas
Lynas Smith
1F Mentmore Terrace
London
E8 3DQ

Application Ref: **2016/1868/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

9 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
45 Holmes Road
London
NW5 3AN

Proposal:

Details of acoustic protection measures in relation to condition 11 of planning application ref 2015/3131/P, 28/01/2016, for; Erection of a three storey extension above ground floor level to provide 8 x residential units with associated amenity space, landscaping and servicing.
Drawing Nos: Noise Exposure Assessment 8822_NEA-01 REVA.

The Council has considered your application and decided to approve the submitted details:

Informative(s):

1 Reason for granting permission:

The submitted acoustic report/noise exposure assessment prepared by Clements Acoustics dated 24th April 2016 has demonstrated compliance with condition 11 of planning application 2015/3131/P dated 28/01/2015. The condition requires the sound insulation measures between the commercial and residential units above ground floor level to be approved prior to first occupancy.



The acoustic report assessed the potential noise impact from existing traffic and the commercial unit with on the amenity of the new residential units at the nearest noise sensitive receptors measured from the nearest residential windows and the findings were based on existing traffic movement and the ground floor commercial unit. The report was reviewed by the Council's environmental health officer who found the noise measures proposed for the internal and external sound insulation to be acceptable. The sound insulation measures proposed demonstrates that the amenity of surrounding occupiers will not be adversely affected.

As such, the proposed development is in general accordance with policies 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. The proposed development also accords with policies 7.15 of the London Plan March 2016, consolidated with alterations since 2011; and paragraphs 56 -66 of the National Planning Policy Framework.

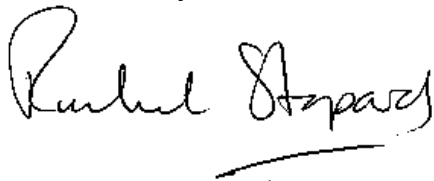
- 2 You are reminded that condition 5 [lifetime homes features and facilities] of planning permission ref. 2015/3131/P granted on 28/01/2016 is outstanding and require details to be submitted and approved. The details for condition 6 [bird and bat box locations], 7 [Sustainable urban drainage system] and 8 (Green roof) are currently under consideration.

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