

Mr Ahmed Rahim
ARKI DESIGN AND BUILD LIMITED
22 St Andrews Road
London
NW9 8DL

Application Ref: **2016/1814/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

14 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2B England's Lane
London
NW3 4TG

Proposal:
Installation of extraction system at ground floor level and 2x air conditioning units at first floor level to rear elevation of commercial unit
Drawing Nos: P-100 (including location plan); P-101; P-102; Planning Statement; Acoustic 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 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 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: P-100 (including location plan); P-101; P-102; Planning Statement; Acoustic Report

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall 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 higher capacity.

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.

- 5 Prior to use, machinery, plant or equipment and the extract/ ventilation system and ducting at the development 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.

- 6 The use of the proposed plant hereby permitted shall not be carried out outside the following times 11:00 to 22:00 hours Monday to Sunday.

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.

Informative(s):

- 1 Reasons for granting permission:

The proposed extraction system is a replacement of the existing one and there will be no numerical increase. The proposed unit will be relocated to the rear elevation as opposed to the existing which was located within the semi-enclosed rear communal area. The proposed 2x air conditioning units will also be located upon

the rear elevation of the host building further above. It is not considered that the proposal (including the small window mounted air supply fan) would cause harm to the character and appearance of the host building or to the wider Belsize Conservation Area as it would not be visible from the public realm. It is also not considered to cause harm towards private views for nearby residential occupiers.

The hours of operation have been specified on the acoustic report as between 11:00- 22:00. These hours will be secured upon a condition. As a safeguard, a condition will be attached upon approval to ensure that equipment will be lower than the existing background noise level by at 5dBA or 10dBA where the source is tonal. A further condition will be attached to the approval to ensure anti-vibration measures so 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 impact upon the amenity of adjoining occupiers.

One objection and two comments 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, and 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 and 7.6 of the London Plan 2016, 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

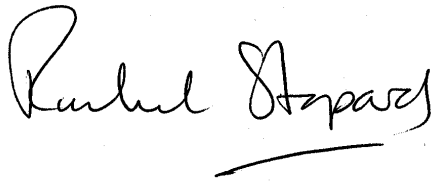
dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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 the name.

Rachel Stopard
Executive Director Supporting Communities