

Maz Rahman
RD architecture Ltd.
Business Centre
8 Madeira Avenue
Leigh on Sea
SS9 3EB

Application Ref: **2016/3256/P**
Please ask for: **Angela Ryan**
Telephone: 020 7974 **3236**

3 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
3A Camden Road
London
NW1 9LG

Proposal:
Retention of an air conditioning unit on the rear elevation (Retrospective)
Drawing Nos: MAPS. 1; Appendix A showing air conditioning unit submitted by RD
Architecture dated 06.06.16

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of



plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:- MAPS. 1; Appendix A showing air conditioning unit submitted by RD Architecture dated 06.06.16

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

Informative(s):

- 1 Reasons for granting permission.

The air conditioning unit is installed to the rear of the application site on the rear wall within a rear lightwell. It has been installed in connection with the current use of the ground floor of the premises as a retail café (A1), and is used for the purpose of cooling. As the unit is already operational and no complaints have been received to date in respect of noise nuisance it is established that the air con unit does not have any adverse effect on the existing amenity of the surrounding occupiers. However, it is considered that an appropriate noise condition is attached to this decision notice to ensure that the air con unit complies with the Council's noise standards.

As the air con unit is located within a lightwell and is not visible from the wider public realm, it is considered that the development does not harm the character and appearance of the existing streetscene or this part of the Camden Town Conservation Area,

9 neighbours were consulted and no objections were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under section 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, and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015; and

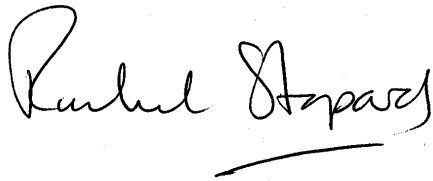
paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

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
Executive Director Supporting Communities