

Mr Nick Yeates
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Application Ref: **2016/4465/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

17 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**4 Highfields Grove
London
N6 6HN**

Proposal: Installation of five roof mounted air conditioning units

Drawing Nos: 565/P/100, 565/P/101, 565/P/102, 565/P/103, 565/P/104, 565/P/110, 565/P/111 B, 565/P/112 B, 565/P/113 C, Noise Assessment (Anderson Acoustics Oct 2016), MXZ-4D72VA Air Conditioning Unit Specification, Type RM 90101YF Rubber Turret Mountings Specification.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans - 565/P/100, 565/P/101, 565/P/102, 565/P/103, 565/P/104, 565/P/110, 565/P/111 B, 565/P/112 B, 565/P/113 C, Noise Assessment (Anderson Acoustics Oct 2016), MXZ-4D72VA Air Conditioning Unit Specification, Type RM 90101YF Rubber Turret Mountings Specification.

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

- 4 Prior to first use of the plant, the air conditioning units and any associated ducting shall be mounted on using proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 proposed 5 roof mounted air conditioning units would measure 0.8 m width by 0.7 m height. They would be sited on a section of flat roof between the front and rear pitched roof sections and would be partly screened by the existing parapet wall at the sides of the roof.

The site is a detached property set on a steeply sloping site in large grounds and there is a high level of tree/landscaping cover in the area.

The proposed roof mounted plant units by virtue of their size and their positioning behind the parapet would not be highly visible and would not harm the character of the conservation area or the setting of nearby listed buildings.

The application has been submitted with a noise survey which demonstrates that the units would not harm the amenity of any adjoining residential occupiers.

An objection was received from a nearby residential property which was taken in to account prior in making this decision. The site planning history was also taken into account when coming to this decision.

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 DP26 of the London Borough of Camden Local Development Framework Development. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2016 and 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).

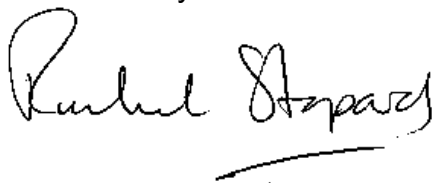
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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.

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
Executive Director Supporting Communities