

Mr Tamara Bull  
Howell Brooks & Partners LLP  
78/79 Long Lane,  
London  
EC1A 9RP

Application Ref: **2015/3762/P**  
Please ask for: **Fergus Freaney**  
Telephone: 020 7974 **3366**

19 October 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**College House**  
**1-8 College Parade**  
**Finchley Road**  
**London**  
**NW3 5EP**

Proposal:

Retention of ducting and new mechanical plant and ventilation equipment following replacement of previous ducting and plant equipment at rear of building

Drawing Nos: Acoustic Assessment of Plant Noise (dated 26/12/2016); 001; Site location Plan.

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: Acoustic Assessment of Plant Noise (dated 26/12/2016); 001; Site location Plan.

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

- 3 The external noise level emitted from the proposed flue and associated equipment with suggested noise mitigation at the development hereby approved shall 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

Reason: 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 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).
- 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 Reasons for granting permission.

Permission is sought for the retention of ducting and associated plant at rear roof level; the ducting replaces a larger piece of mechanical ventilation equipment which blocked residential windows and reduces the overall appearance and impact of the ducting.

A site visit was carried out on the 18th October 2016 which indicated that silencers

as proposed in the submitted noise report have been installed and are operating thereby reducing noise pollution from the plant; the more noticeable noise even to the rear of the building was that of the Finchley Road.

The Council's Environmental Health Team has assessed the supporting noise report and has confirmed it is acceptable.

The retrospective works to the ducting and installation of silencers improves the amenity of nearby residents by reducing the bulk and noise levels and is therefore considered acceptable.

The planning history of the site has been taken into account when coming to this decision. No comments have been received.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

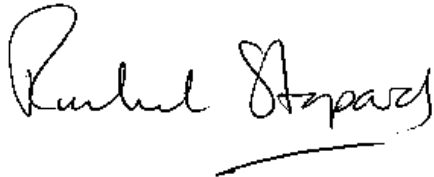
As such, the proposed development is in general accordance with policies CS5, CS14 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan March 2016, and 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