

Mr Senan Seaton Kelly
Tibbalds Planning and Urban Design
Ltd
19 Maltings Place
169 Tower Bridge Road
London
SE1 3JB

Application Ref: **2016/3404/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

9 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Plot 4 - Newlands
Regents Park Estate
Hampstead Road
London
NW1 2PS**

Proposal:

Erection of sub-station on land at the Newlands Site, to service part of the redeveloped Regents Park Estate granted under planning application ref: 2015/3076/P

Drawing Nos: NLSSPL; (Prefix NL-IW-XX-ZZ-DR-A-): 10.0.02 Rev C; 10.0.12; Design and Access Statement (received 20/10/16); Covering Letter dated 17 June 2016.

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 adjacent building approved under planning application 2015/3076/P dated 09/12/2015, 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 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:

NLSSPL; (Prefix NL-IW-XX-ZZ-DR-A-): 10.0.02 Rev C; 10.0.12; Design and Access Statement (received 20/10/16); Covering Letter dated 17 June 2016.

Reason:

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

- 4 Prior to commencement of use, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment with mitigation measures in situ as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA, or by 15dBA 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 maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to the first use of the development and thereafter be permanently retained.

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.

- 5 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the use of the relevant part of the development commences. These details shall include the following:

- i) Details of the green roof including species, planting density and substrate
- ii) A section at scale 1:20 showing that adequate depth is available in terms of the

construction and long term viability
iii) Programme for a scheme of maintenance

The buildings shall not be operational until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CS13, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

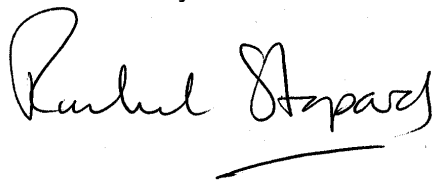
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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