

Mr Eren Munir
Andrews + Boyd
24 Old Burlington Street
Mayfair
London
W1S 3AW

Application Ref: **2016/4390/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

14 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
16A Charlotte Street
London
W1T 2LY

Proposal:
Variation of condition 3 (Approved Plans) of planning permission dated 30/09/2016 (reference 2014/4974/P) for the erection of rear extension at first and second floor levels and installation of AC units on the roof of the proposed 2nd floor extension; namely, the installation of additional extraction ducting and the change of plant position.

Drawing Nos:

Superseded: P016, P057, P005 C

Amended: P016 REV A, P057 REV A, 4631-05 REV L

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 the original permission, reference 2014/4974/P granted on 30 September 2014.

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 For the purposes of this decision, condition no.3 of planning permission 2014/4974/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: E013, E001, E002, E003, E004, E005, E006, E007, E008, E009, E010, E011, E012, P001 REV C, P002 REV C, P003 REV C, P004 REV C, P006 REV C, P046, P011, P016 REV A, P057 REV A, 4631-05 REV L, Planning, Design and Access Statement; Acoustic Survey Report; Daylight & Sunlight Study; Addendum to acoustic survey report dated 6 April 2016, and acoustic screen details received 12/10/2016.

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

- 4 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.

- 5 Automatic time clocks shall be fitted to the equipment/machinery hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate between 23:00hrs and 12:00hrs. The timer equipment shall

thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting permission.

This application seeks permission for revisions to the previously approved layout of kitchen extraction plant and AC units located to the rear ground floor roof. The proposed amendments are considered to be minor alterations to the approved scheme and would not detract from the design character established within the parent application. The plant is located within the same area, where it is shielded from public views by the existing raised party walls and parapets. The changes to the layout and positioning are not considered to cause any additional harm to the character and appearance of the building or wider conservation area, as the plant would be no more visible than that previously approved. Similarly, it would not cause any additional harm to the amenity of neighbouring residents in terms of a loss of outlook, daylight or privacy.

The applicant has submitted an addendum to the original Noise Impact Assessment which demonstrates that the revised plant and layout will still comply with Camden's noise standards. The development would still be subject to condition 4 of the original approval which required the plant to comply with Camden's noise standards.

One objection has been received and duly taken into account prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. 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 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 Development Policies. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework 2012.

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).

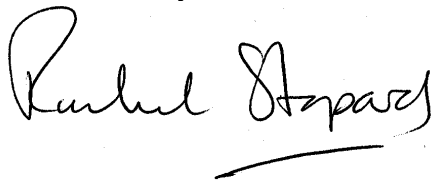
- 3 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation); and condition 4 requiring compliance with Camden's noise standards.
- 4 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