

Mr Joe Larnar
Nathaniel Lichfield & Partners
14 Regent's Wharf
All Saints Street
London N1 9RL

Application Ref: **2016/5282/P**
Please ask for: **Charles Thuaire**
Telephone: 020 7974 **5867**

21 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Heath Park
North End Way
London
NW3 7ET

Proposal:

Installation of screened enclosure for air-conditioning units in northwest corner of site
Drawing Nos: IL12766/001, 1204-PL-200D, 1204-PL-206, 1699-13-30A, 1699-12-07B; A/C
unit specification details REYQ14-20T; noise impact assessment ref AS8573.151112.NIA
dated 12.11.15 by Clarke Saunders; cover letter by NLP dated 27.9.16

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- IL12766/001, 1204-PL-200D, 1204-PL-206, 1699-13-30A, 1699-12-07B; A/C unit specification details REYQ14-20T; noise impact assessment ref AS8573.151112.NIA dated 12.11.15 by Clarke Saunders; cover letter by NLP dated 27.9.16

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

- 3 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.

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.

The proposed air-conditioning units will be hidden behind a screened enclosure 4.7m x 3.9m x 2m high within the northwest corner of the grounds of the new house. Due to the high boundary wall, the enclosure will be screened from any

public views from the adjoining roads and will only be visible from within the private garden. The enclosure will be placed on a site previously occupied by a much larger staff house. Due to its modest size and design and discreet corner location, it will not harm the setting of the adjoining new house nor the listed Heath House to the distant south which is mainly screened by trees anyway. The design and materials of the trellis screens are acceptable and appropriate for this garden setting. The proposal is considered to preserve the character and appearance of the conservation area.

No trees are directly affected. Although it is within the protected root zone of a mature tree behind the wall in North End Way, the concrete base will not harm the root zone due to the higher ground levels here and the minimal foundation works.

Special attention has been paid to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As a small enclosure surrounding ancillary plant, the structure is not considered to be 'inappropriate development' in Metropolitan Open Land (MOL) as defined by the NPPF and will not harm the openness of MOL or Private Open Space.

The submitted acoustic report shows that the plant is capable of meeting Council's standards on plant noise and, given its considerable distance from any residential neighbours, will not harm their amenities.

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

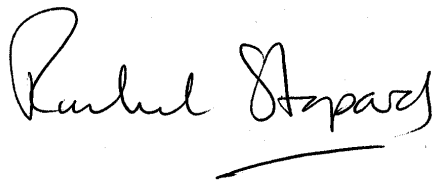
As such, the proposed development is in general accordance with policies CS5, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies of the London Plan 2016 and 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, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard
Executive Director Supporting Communities