

Mr Fred Gutfeld
Gutfeld Architecture
6 Station Terrace
Twyford
Berkshire
RG10 9NE

Application Ref: **2016/6518/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

31 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
33 Oppidans Road
London
NW3 3AG

Proposal:

Installation of air-conditioning unit at rear lower ground floor level, installation of security grilles to the front bay window (north facing) and side window at lower ground floor level, erection of a bin store with trellis screen in the front garden at lower ground floor level, and insertion of a new double glazed timber sash window to the rear (south facing) facade.

Drawing Nos: 043 PL SL; 043 PL SP; 043 E 00; 043 E 01; 043 E EL 1 2; 043 E EL 3; 043 E S A; 043 PL 00; 043 PL 01; 043 PL EL 1 2; 043 PL EL 3; 043 PL D; 23891/NIA1 Rev1.

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 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 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: 043 PL SL; 043 PL SP; 043 E 00; 043 E 01; 043 E EL 1 2; 043 E EL 3; 043 E S A; 043 PL 00; 043 PL 01; 043 PL EL 1 2; 043 PL EL 3; 043 PL D; 23891/NIA1 Rev1.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed new window at rear would match an existing window on the neighbouring property No. 32 Oppidans Road in terms of position, materials, frame size, design and opening method, and as such, is considered not to alter the character or appearance of the building or detract from the wider area. There will be no amenity impact in terms of loss of privacy to neighbouring properties as the proposed window would face immediately on to the rear garden.

With regard to the proposed air-conditioning unit, a Plant Noise Assessment Report has been undertaken which shows that predicted noise levels are expected to be 5dB below the minimum background noise levels. Therefore the proposal is considered to comply with Council noise standards and will not cause any harm to

neighbour amenity by reason of noise nuisance. Due to the location of the air-conditioning equipment at the rear lower ground floor level, it would not be visible from surrounding streets and would have no discernible impact upon the appearance of the building.

The Council would prefer the use of security measures that do not require external grilles. However, given the position of the proposed grilles at lower ground floor level and existing security grilles along Oppidans Road, including at Nos. 24, 25, 28 and 34, the proposal is considered acceptable. The grilles would be of a high quality design with white painted steel to complement the parent property and are acceptable in design and materials.

The proposed refuse store is considered to be appropriate for the host dwelling in terms of location, scale, materials and design and would be an improvement on bins being stored in the garden with no dedicated storage area. Whilst bin stores can harm the appearance of front gardens, such storage is necessary and wheelie bins cannot be located internally. It is noted that other houses in the street have more prominently located bin storage, or no dedicated storage areas at all, both of which are considered more harmful to the character and appearance of the street scene than a purpose built, properly located storage facility. The proposed works are not considered to have a harmful impact on the amenity of any adjoining occupiers. The trellis screen is also appropriate as a garden enclosure and matches that next door.

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

As such, the proposed development is in general accordance with policies CS5, CS14, CS17 and CS18 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, 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.

- 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

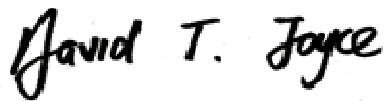
construction other than within the hours stated above.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Executive Director Supporting Communities