

Ms Poppy Carmody-Morgan
Quod
INGENI BUILDING 17 BROADWICK
STREET LONDON W1F 0AX

Application Ref: **2017/0503/P**
Please ask for: **Fergus Freney**
Telephone: 020 7974 **3366**

7 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Reserved Matters Granted

Address:

**Land bounded by Haverstock Road
Wellesley Road and Vicar's Road including Nos 121-211 Bacton Low Rise Estate
113a,115 and 117 Wellesley Road and 2-16 Vicar's Road
Gospel Oak
London
NW5 4PU**

Proposal:

Details of condition 19 (sound insulation for block C) of planning permission ref 2012/6338/P (dated 25/04/2013) for the redevelopment of Bacton Low Rise estate, Gospel Oak DHO and Vicars Road Workshop
Drawing Nos: Cover letter dated 26th Jan 2017; Sound insulation test report No.13-0069-0 RO5

The Council has considered your application and decided to grant permission.

1 Reason for Granting:

Condition 19 of planning permission 2012/6338/P, dated 31/10/2016, requires details of enhanced sound insulation in relation to windows on the north elevation



of Blocks B1 and C (adjacent to a railway line). This proposal seeks to part discharge the condition in relation Block C only.

A Sound Insulation Test Report has been submitted and has been assessed by an Environmental Health officer. It is considered that the applicants have taken a sufficient average set of data measurements which have passed both sound and impact insulation requirements. The proposals are therefore acceptable and the living conditions of residents facing the railway will not be unduly affected by noise.

The proposed development is in general accordance with Policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and Policy DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informatives:

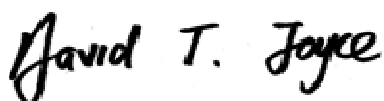
- 1 You are advised this approval is for details of Block C of the development. Condition 19 for Block B1 is still outstanding and details must be submitted to and approved by the Council.
- 2 You are reminded that part of conditions 3 (detailed drawings), 5 (privacy screens), part of 6 (overlooking measures), 7 (waste storage), 9 (cycle parking), 11 (electric vehicle charging points), 16 (vibro-compaction machinery), condition 19 (sound insulation), 24 (basement construction), part of 25 (contaminated land), part of 26 (biodiverse living roofs), part of 27 (bird and bat measures), part of 28 (lighting strategy), part of 32 (building foundations), part of 34 (sustainable urban drainage), 36 (CCTV), 37 (car-club), 40 (re-appraisal of financial viability), 43 (energy efficiency), part of 44 (code for sustainable homes), 46 (travel plan), 47 (CMP phase 2 and 3); 48 (off-site garage spaces), 49 (Burmarsh workshop refurbishment works) and 60 (replacement tree planting) of planning permission 2012/6338/P granted on 25/04/2013 (as amended by planning permission 2015/1189/P) are outstanding and require details to be submitted and approved.

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



David Joyce
Director of Regeneration and Planning

