

Mr Stuart Minty  
SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Application Ref: **2017/1010/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

7 April 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**Macleod House**  
**Parkway**  
**London**  
**NW1 7AA**

Proposal: Installation of various plant/machinery at roof level, replacing existing.

Drawing Nos: 247\_GS\_03\_PL; 247\_S\_00 Rev A; C4226/M105 C1; C4226/M106 C1; 247\_GE\_01\_PL; Plant Noise Impact Assessment dated 16 Feb 2017 prepared by 24Acoustics.

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 and DP25 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: 247\_GS\_03\_PL; 247\_S\_00 Rev A; C4226/M105 C1; C4226/M106 C1; 247\_GE\_01\_PL; Plant Noise Impact Assessment dated 16 Feb 2017 prepared by 24Acoustics.

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.

Eleven total plant units are proposed to replace existing roof mounted plant granted under application ref. PEX0001030 (dated 20/03/2001). As a safeguarding measure the permission was granted subject to a condition to ensure plant noise emission remains 5dB below the minimum background noise level. Due to the location of the proposed plant and the existing enclosure the units will be screened from within the public realm and the proposals would not have a materially greater impact visually than the equipment in situ. As such the proposal is considered to preserve the character and appearance of the Camden Town Conservation Area.

A Plant Noise Assessment Report has been submitted to establish the minimum background noise level. The lowest background noise levels measured during the survey were 52dB during the daytime and 49dB at night. Camden Council requires plant noise emission to be 5dB below the minimum background noise level at 1m

from the nearest residential property (Flat 4, 16 Parkway). Predicted noise levels are expected to be between 6dB and 9dB below the minimum background noise levels. Therefore, the proposal is considered to comply with policies DP26 and DP28. As a safeguarding measure this permission has been granted subject to a condition to ensure that the unit is installed and maintained in accordance with the submitted information.

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 2013.

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, policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and policies A4, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016 and National Planning Policy Framework.

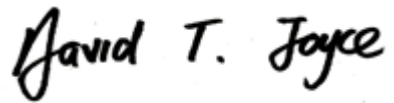
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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