

Mr Sadler  
MZA Planning  
14 Devonshire Mews  
Chiswick  
W4 2HA

Application Ref: **2017/1273/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

28 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**5-7 Parkway**  
**London**  
**NW1 7PG**

Proposal:  
Erection of acoustic enclosure to surround existing roof mounted plant (retrospective)  
Drawing Nos: JS/16/101 (dated Nov 15), JS/16/102 (dated Nov 15), JS/16/104 (dated Nov 16), JS/16/105 (dated Nov 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 shall be carried out in accordance with the following approved plans: JS/16/101 (dated Nov 15), JS/16/102 (dated Nov 15), JS/16/104 (dated Nov 16), JS/16/105 (dated Nov 16)

Reason:

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



Informative(s):

1 Reasons for granting permission.

Following enforcement investigation, retrospective permission is sought for the acoustic housing installed to the rear of the property at 2nd floor level. The plant equipment itself was shown to be lawful as part of this investigation. The housing was installed in an attempt to reduce the level of noise from this equipment and improve the living conditions for surrounding residents. These details have been reviewed by Environmental Health officers who confirm that the housing is fit for purpose and to result in improvements in terms of noise and disturbance in accordance with policy DP28.

In order to provide noise attenuation effects, the height of the structure is fairly sizeable (3.2m). Despite this the structure remains well concealed and is not visible in any public view. This is due to the very high density of development to the rear of properties along Parkway and Camden HS as well as the projecting party wall between no.11 and 15-23 Parkway and the height of properties along Camden HS obscuring views to the structure. The housing is visible in a number of private views (i.e. from upper floors of 1-3 and 9-11 Parkway as well as 183 and 185 Camden HS). From within these views the structure is read in accordance with the surrounding densely developed rear extensions, servicing yards and plant enclosures of surrounding properties and as such the housing does not appear out of context. By virtue of its concealed location and siting amongst a range of other plant enclosures and equipment, the structure as erected is not considered to result in a detrimental impact upon the host building, and to preserve the character and appearance of the Conservation Area.

In terms of the impacts upon residential amenity, as aforementioned the structure had been installed in order to reduce the level of noise audible in nearby residential units. Notwithstanding this assessment of the visual impacts of the structure must also be considered. Due to the siting of the structure, the closest adjoining occupiers are those in units in the upper floors of no. 1-3 and 9-11 Parkway. Of those properties, certain windows within the rear (Southern) elevation at 2nd and 3rd floor levels appear to serve habitable rooms however the angles between those windows and the structure are all highly oblique. As such it is not considered that the outlook from these windows has been adversely affected as a result of the structure. It would also appear that a number of West facing windows to the rear of no.1 serve habitable rooms, however as the view previously afforded would have been onto the brick party wall between nos. 11 and 15-23 Parkway, it is also not considered that the outlook from these windows has been detrimentally impacted upon as a result of the structure. Due to the siting of the structure no neighbour would be adversely impacted upon in terms of level of light. The structure similarly does not result in any loss of privacy to adjoining occupiers.

No objections were received in relation to the proposed variation. The site's planning history was taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character

or appearance of the Camden Town Conservation Area, under s.72 of the 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 policy CS5 and CS14 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 as well as policies D1, D2, A1 and A4 of the Camden Local Plan Submission Draft (2016). The proposed development also accords with the London Plan 2016 as well as the National Planning Policy Framework 2012

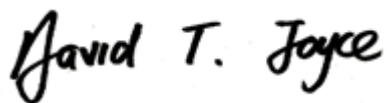
- 2 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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