

Mr James Tavernor
Boyer Planning
Boyer Planning
24 Southwark Bridge Road
London S
E1 9HF

Application Ref: **2017/1058/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

28 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 Elsworthy Terrace
LONDON
NW3 3DR

Proposal:
Erection of a rear side infill extension, relocation and installation of a new AC condenser unit and erection of a new bin store.

Drawing Nos: Drawing suffix DWG-EXT-G;-001,002,003,004,005,006,007,008, DWG-ASSEM-250, DWG-BLDG-026a-RevA, DWG-BLDG-026b-RevA, DWG-BLDG-021B Rev B (1 of 2); 021B rev B (2 of 2); 022 Rev A; 27 Rev A and the proposed section 027 Rev A. Noise Impact assessment Rev00 by Scotch Partners dated 27 April 2017.

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 and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing suffix DWG-EXT-G;-001,002,003,004,005,006,007,008, DWG-ASSEM-250, DWG-BLDG-026a-RevA, DWG-BLDG-026b-RevA, DWG-BLDG-021B Rev B (1 of 2); 021B rev B (2 of 2); 022 Rev A; 27 Rev A and the proposed section 027 Rev A. Noise Impact assessment Rev00 by Scotch Partners dated 27 April 2017.

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

- 4 The external noise level emitted from plant equipment at the development hereby approved along with specified noise mitigation shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

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 and policy A1 of the Camden Local Plan Submission Draft 2016.

- 5 Prior to use, plant equipment and associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 and policy A1 of the Camden Local Plan Submission Draft 2016.

Informative(s):

1 Reasons for granting permission:

The proposed single storey infill extension would be subordinate to the host dwelling and was approved previously under 2016/4990/P. It is considered acceptable by virtue of its matching materials and would be of a similar height and depth to the neighbour's extension at No.5 Elsworthy Terrace.

The proposed single storey infill extension, by virtue of its location and low level position would not have a detrimental impact with the amenity of the neighbouring properties in terms of the loss of daylight/sunlight, outlook and privacy.

The additional elements of this application include the relocation and installation of new condenser unit which unit will be located further away from the property than existing, and will be quieter than the existing, and forecourt improvements such as a proposed bin store to the existing bins which are usually left exposed.

The timber bin enclosure to the front, is considered an enhancement as the bins are currently exposed on the front forecourt. It would measure approximately 1.2 metres high, 1.1 metres depth and 2.2 metres width and is considered minimal, and would be partially screened by the front boundary. The timber is considered to be of an acceptable material and in-keeping with the surrounding area.

The condenser would be housed within an attenuated timber cladded plant enclosure and located to the lower ground floor rear of the new extension adjacent to the boundary with No.5 Elsworthy Terrace. This would not be generally seen from either public or private viewpoints.

A noise impact assessment has been submitted and is concluded that the noise would be significantly less than the existing air con condensers in this same location. The council's noise officer considers the proposal to be acceptable.

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

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 listed buildings and Conservation Area Act 1990 as amended by the enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and Policies D1, D2 and A1 of the Emerging Camden Local Plan. The proposed development also accords with the 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).

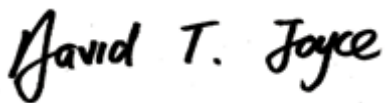
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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.
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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