

Mr Paul Derry
Barton Willmore
Barton Willmore
St Andrews House
St Andrews Road
Cambridge CB4 1WB

Application Ref: **2017/2321/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

29 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
180 Arlington Road
London
NW1 7HL

Proposal:
External alterations to building including new entrances to both street elevations and addition of plant equipment on northeastern side elevation
Drawing Nos: Technical Note 4674 dated 18 April 2017, PL001 rev A, 3581/BW003.A, 3581/SK001.A, PKA-RP71KAL, PL002, PL003, PL004, PL005, Q11205-A1.

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, policies 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 Details of the proposed roof plant and condenser units shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved.

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, policies 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans: Technical Note 4674 dated 18 April 2017, PL001 rev A, 3581/BW003.A, 3581/SK001.A, PKA-RP71KAL, PL002, PL003, PL004, PL005, Q11205-A1.

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

- 5 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, policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1 and A4 of the Camden Local Plan Submission Draft 2016.

Informative(s):

- 1 Reasons for Granting Permission:

The proposed changes are considered acceptable in the context of the existing building. The new entrances and glazed doors shall help to encourage a more active frontage, especially on Inverness Street, and the materials shall improve the dated appearance of the existing entrances. Overall, the design will enhance the character and appearance of the building, streetscene and conservation area. The roofplant is set back from the street on the northeast side elevation and comprises a large air-handling unit on a new platform and 6 condenser units on the wall behind existing plant. This side elevation is of utilitarian appearance and the plant will not harm the appearance of the overall building or character of the streetscene and conservation area. However a condition is imposed to ensure the detailed design of such plant and any necessary screening is satisfactory.

The proposal is considered acceptable in terms of impact on amenity. There would be no loss of light or privacy from the alterations. An acoustic report has been submitted which shows that the Council's noise standards are capable of being achieved, provided that a noise condition is imposed to ensure the plant complies with these standards.

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 Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

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, policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, D1, D2 and A4 of the London Borough of Camden Local Plan Submission Draft 2016. 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

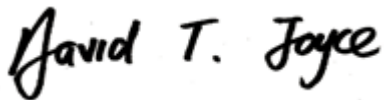
approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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
Director of Regeneration and Planning