

Mr Rhys Govier
Savills
12 Windsor Place
Cardiff
CF10 3BY

Application Ref: **2017/3640/P**
Please ask for: **Alyce Keen**
Telephone: 020 7974

14 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
231-233 Camden High Street
London
NW1 7BU

Proposal:
Installation of 8 air-conditioning condensers, extract grilles and vent on rear elevation and a roof fan (retrospective).
Drawing Nos: TD16/PM69/PL01.6, TD16/PM69/PL01.7, TD16/PM69/PL01.8.
Noise Impact Assessment prepared by KR Associates (UK) Ltd dated 04/08/2017.

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 The development hereby permitted shall be carried out in accordance with the following approved plans TD16/PM69/PL01.6, TD16/PM69/PL01.7, TD16/PM69/PL01.8 and Noise Impact Assessment prepared by KR Associates (UK) Ltd dated 04/08/2017.

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

- 3 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposal is for the installation of 8 air-conditioning condensers, extract grilles and vent on rear elevation and a roof fan (retrospective). The proposed alterations are considered an acceptable addition to the rear of the building. The proposed condensers and vent are partially obscured from by the metal fence along the rear boundary. While the extract grilles would be more so visible from the rear, they are considered subservient to the commercial character of the rear of the property. The roof fan would be located on the flat roof and would not be visible.

Due to the location of the equipment at the rear of the property, the equipment in question would not be visible from street level. It is considered that the proposal would have no visual impact in addition to the established equipment on the rear and roof, and would not have any negative impact on the nearby properties.

The proposed units are set a considerable distance away from residential properties. The council's environmental health officer has assessed the submitted noise report and considers it to be acceptable subject to conditions attached to this decision. It is considered that there would not be a material increase in noise impact to residential occupiers and as such would comply with council's policies A1 and A4.

The application site's planning history and relevant decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies D1, A1 and A4 of the Camden Local Plan 2017.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

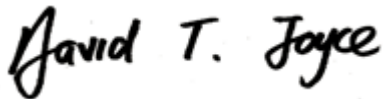
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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



David Joyce
Director of Regeneration and Planning