

Daniel Monk
23 St Johns's Vale
SE8 4EA
London
SE13 7TL

Application Ref: **2017/4741/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

17 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
196-198 Haverstock Hill
London
NW3 2AG

Proposal:
Erection of two storey rear extension and installation of plant

Drawing Nos: EMTEC Noise Level Survey dated 07/08/2017, Purifiedair Specification & Defra Report dated 08/08/2017, Watts letter dated 21/08/2017, Location Plan, EX-EL-01, 125815/PLANNING/001 and 17004 EX-EL-01.

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 D1 of the London Borough of Camden Local Plan 2017.

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

EMTEC Noise Level Survey dated 07/08/2017, Purifiedair Specification & Defra Report dated 08/08/2017, Watts letter dated 21/08/2017, Location Plan, EX-EL-01, 125815/PLANNING/001 and 17004 EX-EL-01.

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 10dB(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 15dB(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 policies G1, CC1, D1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use of the plant equipment hereby approved, the air-conditioning plant shall be provided with acoustic isolation and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the erection of a two storey rear extension and the installation of plant at the rear of the A3 unit. The extension would be 5.1m high, an additional 1.7m wide at ground floor (added to an existing ground floor extension) and 3.7m wide at first floor.

The two storey extension is considered acceptable in the context of the main building which has a total of six floors. The commercial units at ground floor have a mixture of one and two storey extensions to the rear. The rear of the site has an access land with garages on the opposite side and the extension would not be widely visible nor harmful to the host building or streetscene. The proposed extension shall be constructed from material to match the main building.

The proposed rear extension would not be harmful in terms of residential amenity as, due to its location in the rear with the nearest residential units on the floors above, no loss of light, outlook or privacy would result. The plant equipment attached to the rear of the extension and the flat roof of the existing ground floor extension would not obscure any residential windows or cause loss of light/outlook. An acoustic report has been submitted by the applicant and subject to condition, it is considered the noise generated by the plant equipment shall be acceptable.

A site notice was displayed. 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 A1, A4, G1, CC1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

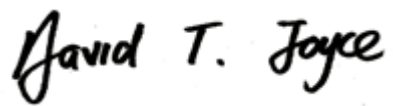
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning