

Fiona Jones
Boyer Planning
2nd Floor
24 Southwark Bridge Road
London
SE1 9HF

Application Ref: **2017/4044/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

29 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Baytree House
site of garages to rear of 15 Elsworthy Terrace
London
NW3 3BT

Proposal:
Installation of air-handling equipment within timber louvred enclosure on ground floor eastern flank elevation, including replacement cycle storage (retrospective)
Drawing Nos: 10014-P001, 10014-P254-A, SP100, EC15156-DWG-01(Issue 4), Noise Assessment report by CDC dated June 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 shall be carried out in accordance with the following approved plans: 10014-P001, 10014-P254-A, SP100, EC15156-DWG-01(Issue 4), Noise Assessment report by CDC dated June 2017.

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



- 2 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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).
- 3 Reasons for granting permission.

The permission is for the retention of 5 air-handling condenser units already installed to the northeast side of the main property. The units have been enclosed within a timber structure with acoustic louvres, offering protection from noise disturbance of the units.

Whilst the acoustic louvre surround is visible from the front of the property, it is set back from the front elevation of the property, and given its scale and material finish, it has an acceptable appearance. The structure is discreet and has a finish which matches timber used on the boundary of the property and on the property itself. The structure is clearly subordinate to the host property, and is not immediately visible within the streetscene given the 1.8m high boundary treatment and entrance gate. Given its appropriate siting, scale and design, the timber structure is considered not to cause harm to the character and appearance of the property or the streetscene or Elsworthy Conservation Area.

It is noted that the air handling units and enclosure replace the area allocated for cycle storage as approved on 18/06/2012 ref: 2012/2843/P as required by condition 7 of planning permission for the main house (ref: 2011/1828/P dated 17/01/2012). The application therefore includes details of an amended cycle store located within the acoustic surround. The cycle storage is considered to remain secure and accessible and is therefore considered to be acceptable.

The proposed alteration would not impact adversely on the amenities of surrounding occupiers- the enclosure is discreetly positioned on the boundary at an appropriate height, and the submitted noise impact assessment shows that the Council's noise standards can be complied with. A relevant noise condition has been attached to this approval to control noise emissions.

No objections have been received following the public consultation on this scheme. The planning history of the application site was considered prior to this determination.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

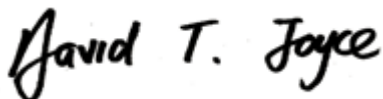
As such, the proposed development is in general accordance with policies A1, A4, D1, D2 and T1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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