

Mr T. Mead-Herbert  
Northwood Carter Ltd  
Symal House  
423 Edgware Road  
London  
NW9 0HU

Application Ref: **2017/5993/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

21 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**252 Omni House**  
**Belsize Road**  
**LONDON**  
**NW6 4BT**

Proposal:

Increase in height of parapet walls on south and east elevations of building in association with reconfiguration of existing plant and replacement with 8 heat pump units

Drawing Nos: 17-035-01A; 17-035-02A; 17-035-03; 17-035-04; 17-035-05; 17-035-06; 17-035-07; 17-035-08; 17-035-09; 17-035-10; Design & Access Statement prepared by Northwood Carter; Noise Impact Assessment (prepared by Cass Allen dated 09 October 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 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: 17-035-01A; 17-035-02A; 17-035-03; 17-035-04; 17-035-05; 17-035-06; 17-035-07; 17-035-08; 17-035-09; 17-035-10; Design & Access Statement prepared by Northwood Carter; Noise Impact Assessment (prepared by Cass Allen dated 09 October 2017)

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

- 5 Before the use commences, the air-conditioning plant shall be provided 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves raising the height of two parapet walls on the south and east elevations and lowering the flat roofs behind in order to create a new service area to accommodate new plant. The part of the building is not visible from the street; however it is visible in private views from the serviced apartment block adjacent. The existing plant has a negative visual impact and the proposal is considered to significantly improve the appearance of the building in these views, which is

welcomed.

The proposal would substantially reduce the number of heat pumps to 8 in total. The Council's Environmental Health officer has reviewed the proposals and associated acoustic assessment and considers that the proposed noise levels with specified noise mitigation is acceptable, subject to conditions which ensure that the plant is fitted with anti-vibration isolators and the equipment complies with acceptable noise levels.

The plant would not be located near any sensitive residential windows and is likely to be an improvement on the existing situation in terms of noise and vibration levels. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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

As such, the proposed development is in general accordance with policies A1, A4 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 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 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).

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning