

Miss Claire Day
Hybrid Planning & Development
Limited
PO Box 61294
London
N17 1EN

Application Ref: **2017/6708/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

21 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

West Hampstead Motors Limited
AA Gold Building
155-161 Grafton Road
LONDON
NW5 4AY

Proposal: Erection of a chimney flue to rear elevation following removal of existing unauthorised flue.

Drawing Nos: Site location plan, E-001, E-002, E-004, E-10, E-011, E-012, Certificate of compliance No.05318C01, spray booths emission limit report, acoustic report by Hoare Lea Rev1.

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 [and D2 if in CA] 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:

Site location plan, E-001, E-002, E-004, E-10, E-011, E-012, Certificate of compliance No.05318C01, spray booths emission limit report, acoustic report by Hoare Lea Rev1.

Reason:

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

- 4 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 as assessed according to BS4142:2014 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 and in accordance to policies A1 and A4 of the Camden Local Plan 2017.

- 5 Prior to use, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration and in accordance to policies A1 and A4 of the Camden Local Plan.

- 6 Prior to commencement of the development, details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of a suitable arrestment plant and extract system for paint spraying. Approved details shall be implemented prior to occupation of the development and thereafter be permanently maintained and retained.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected by fumes, smell and other emissions and in accordance to policy A1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The site concerns West Hampstead Motors and the proposal is for the removal of the unauthorised flue to the centre-rear of the property and repositioning it to the rear side (south facing). The proposal would not be readily seen from the public realm as it is to the rear and below the height of the host building, which is considered acceptable for this commercial setting.

It is considered that the proposal is a reasonable distance from the neighbouring residents and is an improvement compared to the previous unauthorised ones in terms of location. It's own buildings and garages to south, and opposite side of nearest neighbours at flats 161 to 349 Grafton Road. As such, it is considered the proposal would not create any amenity issues in terms of noise, odour or overbearing aspects.

A noise report has been submitted by the council's environmental health officer and considered it sufficient to not create material amenity impacts subject to conditions on this notice. With regards to the spraying operation, the applicant has also submitted a certificate of compliance and specification for spray booth emission limits regarding odour. The council's environmental officer considers the operation would be acceptable subject to a condition for details regarding installation, operation, and maintenance of a suitable arrestment plant and extract system for paint spraying to ensure that the amenity of occupiers of surrounding premises is not adversely affected by fumes, smell and other emissions.

A site notice was displayed and no objections/comments have been received to date. The site's planning history has been taken into account within this decision.

As such, the proposed development is in general accordance with policies A1, A4 and D1 of the London Borough of Camden Local Plan. The proposed development also accords with policies of the London Plan 2016 and paragraphs of 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

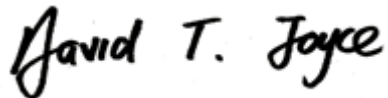
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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