

Application ref: 2017/5162/P  
Contact: Ben Farrant  
Tel: 020 7974  
Date: 23 February 2018

**Development Management**  
Regeneration and Planning  
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Genesis Architects Ltd  
7 St Margarets Road  
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Ware  
SG12 8EP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Former 1-7 Hargrave Place**  
**London**  
**N7 0BP**

Proposal:  
Installation of 2 x external air conditioning condenser units (retrospective)

Drawing Nos: GAL 200 (PC) 200 & R6701-2 Rev 0 dated 6th September 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: GAL 200 (PC) 200 & R6701-2 Rev 0 dated 6th September 2017.

Reason:

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

- 2 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 where the source is tonal, 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 in accordance with Policies A1 and A4 of the Local Plan 2017.

- 3 Within 3 months of the date of this consent, machinery, plant 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 in accordance with Policies A1 and A4 of the Local Plan 2017.

#### Informative(s):

- 1 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.
- 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 Reasons for granting permission.

It is proposed to retain 2 x external air conditioning units within the rear courtyard area of the ground floor commercial unit. The units are affixed to the rear wall of the property.

Given the siting of the units to the rear of the property within the enclosed courtyard area, the units are not visible from the public realm. The proposal is outside of a conservation area, attached to a building of a modern design, and there are no nearby listed buildings which would be impacted as a result of the works.

Within this context, the units do not result in undue harm to the character and appearance of the property or surrounding area.

The proposed alteration would not impact adversely on the amenities of surrounding occupiers, and an appropriate noise impact assessment has been

submitted alongside the application. Relevant noise condition(s) have been attached.

The Council's Environmental Health Officer has made no objection to the proposed scheme based on the amended noise impact assessment, subject to appropriate conditions.

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

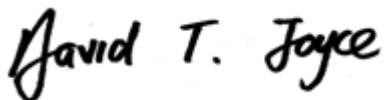
Given the above assessment, the proposed development is in general accordance with policies A1, A4 and D1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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 style with a large initial 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning