

Application ref: 2018/0072/P
Contact: Raymond Yeung
Tel: 020 7974 4546
Date: 8 March 2018

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Building Design Consultancy UK Ltd
42 Forestdale
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**40-42 Mill Lane
LONDON
NW6 1NR**

Proposal: Details pursuant to conditions 4 and 5 (enhanced sound insulation), 6 (Photovoltaic cells), 7 (Cycle storage) and 9 (Waste storage) of planning permission ref: 2016/2661/P (dated 16th Dec 2016) for the conversion of 1st and 2nd floors to 5 flats (abbrev).

Drawing Nos:

Itemised quotation dated 8th February 2018 including schedule of equipment, LG 320W Mono Neon2 Black A5 flat roof solar panel datasheet, Renusol VarioSole+ System sloping roof solar panel datasheet, Solis 4G Series Single Phase Inverter datasheet, email by Andrew Themistocli dated 20/2/18, 17542/03, 17542/04, Noise Exposure Assessment Report dated 3rd August 2016 plus a Summary of Recommendations for Acoustic Treatment dated 10th August 2016 prepared by Clement Acoustics Ltd, Energy Assessment dated 14th September 2016 prepared by Eight Associates.

The Council has considered your application and decided to grant approval of details.:

Informatives:

- 1 Reason for granting.

An acoustic report has been submitted with regards to conditions 4 and 5. It addresses noise from external transportation sources and noise from adjacent commercial premises.

The report includes an assessment which details potential external building fabric (glazed and non-glazed) specifications which are likely to achieve the internal noise levels included in Appendix 3 of LBC Local Plan. The calculations have been

done in line with BS 8233:2014 and provide the minimum required performance to comply with Appendix 3.

A set of appended recommendations related to the enhanced sound insulation performance of the party floor demonstrate that the two options included in the report will achieve values of 10dB above building regulations. The final design will be dictated by site constraints, including the ability to upgrade the Pub's ceiling. Option 2 assumes that the upgrade of the existing ceiling is not possible and all works will have to be undertaken from above, which is likely to be the case.

The submitted report demonstrates the methodology and specifications required to achieve the purpose of the conditions. Overall it is considered that conditions 4 and 5 can therefore be discharged. The calculations have been done in line with BS 8233:2014 and provide the minimum required performance which would comply with former policies DP26 and DP28 of the former London Borough of Camden Local Development Framework Development Policies.

The proposed 7 cycle spaces proposed would secure within Sheffield stands and would be behind doors locked away, which is sufficient and would comply with former policy DP17.

The waste storage proposed for the 5 units is considered acceptable as they have revised their provisions to increase the capacity of waste storage as it is collected fortnightly. They have also confirmed that the pub waste on ground floor has a separate collection arrangement. The waste provision is within a suitable location, has a suitable design and method of waste storage with suitable removal to ensure that sufficient provision for the storage and collection of waste has been made in accordance with former policies DP26 and DP28.

With regards to the PV panels, detailed plans showing the location and extent of photovoltaic cells to be installed on the building have been submitted along with a maintenance plan. The measures include the installation of a meter to monitor the energy output from the approved renewable energy systems. It is considered the details are appropriate to ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of former policy DP22 .

With all the above taken into consideration it is considered that the conditions above can be all discharged.

No objections have been received prior to making this decision and 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 the above former policies . The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

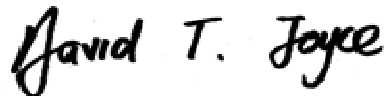
- 2 You are advised that the noise insulation measures must be installed in accordance with the recommendations of the acoustic reports hereby approved.
- 3 You are advised that all pre-commencement/occupation conditions have all been discharged.

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