

Application ref: 2017/6683/P
Contact: Jaspreet Chana
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Date: 14 March 2018

Development Management
Regeneration and Planning
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RPS CgMs
140 London Wall
London
EC2Y 5DN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
159-165 Camden High Street
London
NW1 7JY

Proposal:
Erection of raised plant deck area to the rear to accommodate mechanical plant equipment in association with ground floor retail unit (Class A1).

Drawing Nos: 16.042/500 Rev A, 16.042/510 Rev A, 16.042/530 Rev A, Design & Access Statement, Heritage Statement and Noise Impact Assessment dated 15/02/2018.

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 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: 16.042/500 Rev A, 16.042/510 Rev A, 16.042/530 Rev A, Design & Access Statement, Heritage Statement and Noise Impact Assessment dated 15/02/2018.

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, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Nos.159-165 Camden High Street have been recently redeveloped to provide a five-storey building, with retail at ground floor level and 14 self-contained flats above. The retail space at ground floor level is sub-divided into two units and Tesco Stores Ltd plans to occupy the subject unit No.2.

The proposed works would involve installing a new raised decking area which would be accessed via stairs and would host a mechanical plant incorporating 3 air conditioning units, 2 fan condenser units, an acoustically treated pack and a louvre opening. The units would all be placed within the service area to the rear of site. The plant would have limited visibility from the public realm due to its discrete location, set down within the service area to the rear of the site and would not appear prominent in views from the surrounding buildings.

The proposal would not harm the character and appearance of the host building or the surrounding conservation area. Similarly, the height of the raised decking and stairs would be contained within the site and is considered acceptable.

The application is accompanied by an acoustic noise report which demonstrates that the proposal would comply with Camden's minimum noise standards. The Council's Environmental Health Officer has reviewed the assessment and is satisfied that the proposal would not have any adverse impact on neighbour amenity in relation to noise and vibration.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions have been taken into account when coming to this decision.

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

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017, as well as the London Plan 2016 and the NPPF 2012.

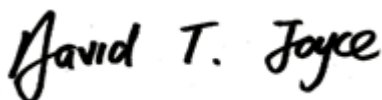
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 Joyce
Director of Regeneration and Planning