

Application ref: 2017/6027/P  
Contact: Ben Farrant  
Tel: 020 7974  
Date: 27 March 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Firstplan  
Bramah House, 65-71 Bermondsey Street  
London  
SE1 3XF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Workshop Rear of 38-52 Fortess Road**  
**Fortess Grove**  
**London**  
**NW5 2HB**

Proposal:  
Replacement of existing roof with acoustic louvred roof, and installation of louvres to Railey Mews elevation; replacement of existing single access door with double doors, and installation of internal electricity substation with associated access  
Drawing Nos: 1014-PL-S-C-00, 1014-EX-C-00, 1014-UC-C-01, 1014-EX-C-RF, 1014-ES-C-01, 1014-UC-C-01, 1014-ES-C-02, 1014-UC-C-02, 1014-EX-C-10, 1014-PL-C-00, 1014-PL-C-01, 1014-PL-C-RF, 1014-PL-C-S-01, 1014-PL-C-S-02, 1014-PL-C-10, 80297-GEN-0005\_Issue\_C.1, and Noise Impact Assessment AS9808.170725.NIA1.1 published 20 October 2017 and subsequent information dated 19th December 2017 by Clarke Saunders Acoustics

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: 1014-PL-S-C-00, 1014-EX-C-00, 1014-UC-C-01, 1014-EX-C-RF, 1014-ES-C-01, 1014-UC-C-01, 1014-ES-C-02, 1014-UC-C-02, 1014-EX-C-10, 1014-PL-C-00, 1014-PL-C-01, 1014-PL-C-RF, 1014-PL-C-S-01, 1014-PL-C-S-02, 1014-PL-C-10, 80297-GEN-0005\_Issue\_C.1, and Noise Impact Assessment AS9808.170725.NIA1.1 published 20 October 2017 and subsequent information dated 19th December 2017 by Clarke Saunders Acoustics.

Reason:

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

- 4 Prior to use, the machinery, plant and equipment 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 surrounding premises is not adversely affected by vibration in accordance with Policies A1 and A4 of the London Borough of Camden Local Plan.

- 5 Notwithstanding the details hereby approved, the louvers on the eastern elevation, and roof of the development shall be painted black or dark grey, prior to occupation.

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.

- 6 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 G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

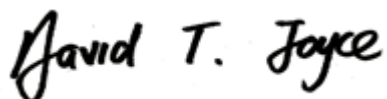
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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.

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