

Application ref: 2018/0086/P
Contact: Oluwaseyi Enirayetan
Tel: 020 7974 3229
Date: 29 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Savills
2 Kingsway
Cardiff
CF10 3FD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
341 Kentish Town Road
London
NW5 2TJ

Proposal:
Installation of 5 external condenser units and associated alterations to rear elevation within the rear courtyard.
Drawing Nos: Site location plan; TD17-PM57-7.2 revA, 7.3 revA; Noise Impact Assessment by KR ref: KR06137 v1.2 dated 3.3.18; Cover letter dated 8 January 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 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; TD17-PM57-7.2 revA, 7.3 revA; Noise Impact Assessment by KR ref: KR06137 v1.2 dated 3.3.18; Cover letter dated 8 January 2018.

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

- 4 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 A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of the use of the 3 units named Sources 1, 2 and 3 on the acoustic report hereby approved (ie. excluding the 2 coldroom and freezer condensers named Sources 4 and 5 which have 24 hour operation), automatic time clocks shall be fitted to these units hereby approved, to ensure that the plant does not operate between 23.00hrs and 07.00hrs. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 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.

3 Reasons for granting permission-

The proposed condenser units would be sited on the rear elevation within an existing rear service courtyard. The two existing units underneath the emergency staircase would be replaced by three units and two more would be sited on the flank wall.

Given the siting on the rear elevations within the rear courtyard, views of the plant will be very discreet and barely visible from the street. The rear courtyard has very limited visibility from the public realm, given its setting towards the very end of York Mews and with minimal views through from Regis Road. The other external alterations for a new louvre grille and the bricking up of an existing circular opening are also considered acceptable in design terms.

In terms of amenity, the nearest residential property above the adjoining commercial property is located 24m to 25m from the proposed a/c units within the service yard. Only two of the condensers will be operating on a 24 hr basis through the night. The Council's Environmental Health Noise Officer is satisfied on the basis of the submitted acoustic report that the units would not impact adversely on nearby residents subject to noise conditions being attached to limit the noise levels and hours of operation of the units.

No other comments have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

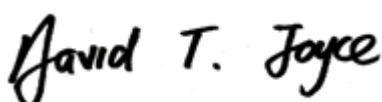
As such, the proposed development is in general accordance with policy D3 of the Kentish Town Neighbourhood Plan and policies A1, A4 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies of The London Plan 2016 and the National Planning Policy Framework 2012.

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



David Joyce
Director of Regeneration and Planning