

Application ref: 2018/1200/P
Contact: Sofie Fieldsend
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Date: 14 May 2018

Development Management
Regeneration and Planning
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Brod Wight Architects
8a Baynes Mews
Belsize Park
NW3 5BH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
23 Downside Crescent
London
NW3 2AN

Proposal:
Installation new railings and alterations to front boundary wall, new side gate, erection of front bin store and landscaping alterations. Installation of air conditioning unit and acoustic enclosure in the rear garden.

Drawing Nos: 1055-AP3-01, 1055-AP3-02A, 1055-AP3-03 and environmental noise assessment ref. 103555.ph.Issue 2.

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 policies 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:

1055-AP3-01, 1055-AP3-02A, 1055-AP3-03 and environmental noise assessment ref. 103555.ph.Issue 2.

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

- 4 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB or more below the lowest background sound level assessed at 1m outside the windows of the nearest affected noise-sensitive property at any time. The proposed plant shall be installed and constructed to ensure compliance with the above requirements and mitigation measures identified in Table 3 of the Noise Report ref. 103544.ph.Issue 2 by Acoustics Plus dated 8.2.2018.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the front boundary involve the removal of one of the existing gates, the introduction of three new piers with coping and the insertion of metal railings on top of the existing wall. It is noted that the street has no uniform design along the front boundaries. It will appear similar to the front boundary at No.24 Downside Crescent which is location directly opposite the site. The proposed timber side gate will mirror the height and siting of the existing gate at No.25. The timber bin store will be located in the front garden and will be modest in scale.

It is considered that development to the front of the property in terms of its siting, scale, materials and design would not cause harm to the character and appearance of the host property or the wider conservation area. The Council's Conservation Officer has raised no objection to the development.

On site it was noted that the original hedging had been removed, however the front landscaping alterations are acceptable as it increases the amount of vegetation to the front of the property. It is considered to preserve and enhance the host property and the wider Conservation Area.

The proposal includes the installation of one air conditioning unit and associated

acoustic enclosure within the garden along the rear boundary. The enclosure will measure 1.5m deep, 2.1m wide and stand at 1.8m high. This enclosure would not be visible from the street or the gardens of the neighbouring properties as it would be screened mature hedging and vegetation. Overall, given the nature of the development and the fact that it would be well screened from public views, it is considered that the proposal would preserve the character and appearance of the host property and streetscene.

A noise survey has been submitted in support of the application. The Council's Environmental Health officer has reviewed the information and considers it to be acceptable, subject to noise compliance being secured by planning condition.

The development is not considered to have an adverse impact on the amenity of neighbouring properties in terms of noise, privacy, overlooking or loss of light.

It is noted that there are several trees along the rear boundary, however as the acoustic enclosure does not propose any excavation or foundations and the associated trench for pipework will be hand excavated it is considered that it will not have a detrimental impact on the trees within the rear garden.

One comment was received during the consultation period and fully taken into consideration. The CAAC raised no objection but commented that a fully comprehensive noise report is essential. The planning history of the site has 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 Planning (Listed Buildings and Conservation Area) 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

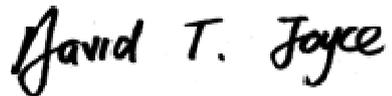
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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