

Application ref: 2017/6916/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 30 May 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[camden.gov.uk](http://camden.gov.uk)

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk](http://www.camden.gov.uk)

Walsingham Planning  
Bourne House  
Cores End Road  
Bourne End SL8 5AR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**292-294 Kentish Town Road  
LONDON  
NW5 2TG**

Proposal:

Reconfiguration of roof plant and access servicing and erection of external staircase to the rear in association with provision of ancillary guest accommodation at upper floor levels (Use Class A4).

Drawing Nos: 011; 012; 013; 014; 015; 016; 017; 018; 019; 020 (Rev C); 021 (Rev G); 022 (Rev G); 023 (Rev G); 024 (Rev A); 025 (Rev D); 026 (Rev E); 027 (Rev D); 028 ; 029 (Rev B); Heritage Statement; Planning Statement; Noise Assessment prepared by accon UK (dated 12.12.2017)

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: 011; 012; 013; 014; 015; 016; 017; 018; 019; 020 (Rev C); 021 (Rev G); 022 (Rev G); 023 (Rev G); 024 (Rev A); 025 (Rev D); 026 (Rev E); 027 (Rev D); 028 ; 029 (Rev B); Heritage Statement; Planning Statement; Noise Assessment prepared by accon UK (dated 12.12.2017)

Reason:

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

- 4 The cumulative sound level from building services and fixed plant shall be 10dB(A) or more below the lowest background sound level (15dB if tonal components are present) at the nearest residential receptor at any time. The plant and equipment shall be installed and constructed to ensure compliance with the above requirements and ACCON's Noise Assessment Table 6.1: Maximum BS 4142 Sound Power Level.

Reason: To ensure that the amenity of occupiers of the development site / 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 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 The guest accommodation hereby approved shall be designed and located such that the unoccupied noise levels do not exceed the criteria specified in Table H.1

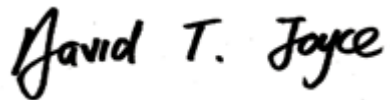
Airborne Sound Insulation and Table H.3 Indoor ambient noise level ranges for hotel bedrooms of BS8233:2014.

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 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning