

Application ref: 2018/1983/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 6 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
camden.gov.uk
planning@camden.gov.uk
www.camden.gov.uk

Hadfield Cawkwell Davidson Ltd.
13 Broomgrove Road
Sheffield
S10 2LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Mary Brancker House
54-74 Holmes Road
London NW5 3AQ

Proposal: Alterations to front entrance; Erection of walkway canopy at first floor level; Installation of external air source heat pump plant at ground floor side.

Drawing Nos: Site Location Plan (A-PL-001 Rev 02), A-PL-100 Rev 02, A-PL-101 Rev 02, A-PL-103 Rev 02, A-PL-104 Rev 02, A-PL-105 Rev 02, A-PL-200 Rev 02, A-PL-500 Rev 03, A-PL-900 Rev 04, Plant Noise Assessment 8693.RP01.PNA.1 Rev 1 (RBA 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 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 (A-PL-001 Rev 02), A-PL-100 Rev 02, A-PL-101 Rev 02, A-PL-103 Rev 02, A-PL-104 Rev 02, A-PL-105 Rev 02, A-PL-200 Rev 02, A-PL-500 Rev 03, A-PL-900 Rev 04, Plant Noise Assessment 8693.RP01.PNA.1 Rev 1 (RBA Acoustics)

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 5dB(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 10dB(A) below the LA90, expressed in dB(A).

The proposed plant shall be installed and constructed to ensure compliance with the above requirements and mitigation measures identified in Section 4.5 of the Noise Report reference 8693.RP01.PNA.1 dated 29 June 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.

- 5 All new mechanical plant shall be installed on suitable vibration isolators prior to use to minimise structure-borne noise and vibration transfer to adjoining properties. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed replacement front entrance doors and adjoining glazed panels would sit within the existing opening and would not significantly alter the building's appearance or character.

The introduction of a walkway canopy at first floor level, provides a cover to an existing fenced off external walkway. The canopy would lie behind existing metal fencing and is set back 11m from the principal Holmes Road frontage within the

building's central recess. As such the canopy would not appear overly intrusive on the host building. The building is characterised by a number of metal balcony balustrades across the frontage, and as such this canopy structure would maintain this existing character.

Due to the siting of the canopy entirely within the recess there would be no direct amenity impact on neighbouring occupants.

The proposed air source heat pump plant would be located within an existing gated service area used for bin storage and parking, atop a raised structure. Plans were revised to include a louvered plant enclosure, and acoustic tiles to further mitigate noise. This raised siting would enable the existing use of the service area to continue. Its location set back significantly from the frontage within the service area reduces the visual impact to an acceptable level. An acoustic report has been reviewed by the Council's noise officer and found to meet the Council's noise requirements subject to a condition restricting cumulative noise levels. As such the proposed plant would not result in unacceptable harm to neighbouring amenity.

No comments were received prior to coming to this decision and the site's planning history was taken into account when assessing the proposal.

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

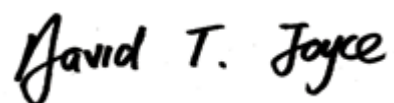
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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