

Application ref: 2018/1901/P
Contact: Nora-Andreea Constantinescu
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Development Management
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Mr Dominic Kacinskas
15A Clerkenwell Close
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
317 Finchley Road
London
NW3 6EP

Proposal:

Details of acoustic mitigations measures and building vibration measures as required by conditions 26 and 35 of planning permission 2016/2910/P dated 07/03/2017 for Erection of a part 7 part 10 storey building comprising 22 flats (Class C3) and a flexible commercial unit (Use Classes A1/A2/A3) to the ground and lower ground floors, associated public realm improvements, landscaping and associated works, following demolition of existing public house, retail unit and associated structures.

Drawing Nos: RBA Acoustics Vibration Assessment Report 7475/VIB dated 05/07/2017;
RBA Acoustics External Building fabric assessment Report 7475/EBF dated 26/01/2017;
Letter dated 19/05/2018.

Informative(s):

1 Reasons for granting permission:

Information has been provided in relation to condition 26 to include acoustic mitigation measures on how the fabric and method of ventilation would ensure that internal rooms and external amenity areas would have an appropriate level of noise in line with standards BS8233:2014.

The RBA Acoustic Report submitted demonstrates due to the proposed building fabric and glazing specification, the noise level in internal rooms and external amenity areas would be compliant with the environmental health requirements and policy A1 and A4. Environmental health officers have reviewed the information provided and considered it acceptable.

Information has been provided in relation to condition 35 to include building vibration levels and mitigation measures if necessary in order to meet vibration levels with low probability of adverse comment and the assessment method should be in line with BS 6472:2008.

The documentation provided indicates a vibration survey to be undertaken followed by an assessment based on daily passenger and freight train movements travelling. The findings indicated that the predicted levels of vibration within the worst affected habitable rooms were below the "low probability of adverse comment" criterion defined by BS 6472. Therefore, adverse comment is not expected from the future occupants on the basis of tactile vibration, and vibration mitigation measures (such as building isolation) are not considered necessary. Environmental health officers have reviewed the information provided and considered it acceptable.

As such, it is considered that the documentation provided is sufficient to demonstrate that the future occupiers of the development would be protected from harmful noise and vibration levels, which is in general accordance levels with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

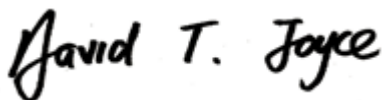
- 2 You are advised that Conditions 3, 4, 5, 8, 12, 13, 15, 16, 17, 18, 21, 20, 24, 29, 32, 33, 34 remain outstanding of planning application 2016/2910/P.

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