



Development Control
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David Whittington
The London Planning Practice
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WC2N 4LL

Application Ref: **2006/3597/P**
Please ask for: **Cassie Plumridge**
Telephone: 020 7974 5821

13 October 2006

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
Belsize Tavern
29 Belsize Lane
London
NW3 5AS

Proposal:

Installation of plant and extract equipment on rear flat roof area at first floor level, including landscaped and planted screening in relation to the ground floor commercial use.
Drawing Nos: Site Location Plan; PL500; PL501; PL502; PL503; PL504; PL510C; PL511B; PL512A; PL513A; PL514A; Noise Impact Assessment Report prepared by Alan Saunders Associates dated 31 July 2006; Details of the materials and finishes of the Frog Box, insulated box fan, roof fan.

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 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 are in operation. Where it is anticipated that any plant/equipment 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) special attention should be given to reducing the noise levels from that piece of plant/equipment at any sensitive façade to at least 10dB(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 SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The extract duct shall be constructed to prevent the transmission of noise and or vibration to any other parts of the building and adjoining premises.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Before the use of the extract ventilating system acoustic isolation and sound attenuation shall be constructed in accordance with the scheme approved by the Council. The acoustic isolation shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B, SD8, Appendix 1, R1B, R2 and R3 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 Prior to the commencement of use of the plant, the landscape screening shall be installed and shall be permanently retained and maintained thereafter.

Reason: In order to protect the outlook of neighbouring premises in accordance with the requirements of policies SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 6 The new equipment shall be painted dark matt grey, and permanently maintained as such.

Reason: To minimise the visual impact of the new equipment and protect the character and appearance of the conservation area in accordance with policies B1, B3 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Informative(s):

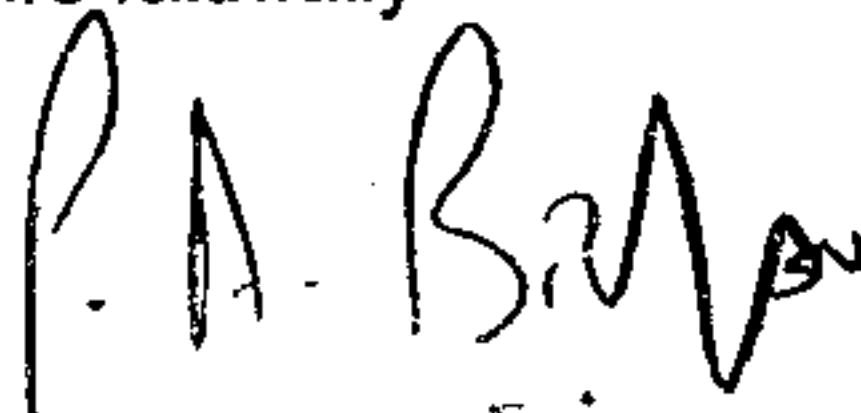
1 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD6, SD7, SD8, B1, B3 and B7. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

- 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 Environmental Health Service, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 2090 or by email env.health@camden.gov.uk or on the website www.camden.gov.uk/pollution) 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 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 Your attention is drawn to the need for compliance with the requirements of the Environmental Health department and Consumer Protection Service Pollution Team, Camden Town Hall, Argyle Street, WC1H 8EQ, (tel: 020-7278 2090) particularly in respect of arrangements for ventilation and the extraction of cooking fumes and smells.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully



Culture and Environment Directorate
(Duly authorised by the Council to sign this document)