

Application ref: 2018/2653/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 28 August 2018

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Red Square Design & Build
1 Warwick Road
Royal Tunbridge Wells
Kent
TN1 1YL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**6 Templewood Avenue
London
NW3 7XA**

Proposal: Alterations to the garage including the installation of new rear access doors with external steps to provide level access, louvred vents for air intake and extract and a flush mounted conservation rooflight with opaque privacy glass, all in association with the installation of 2x air conditioning plant units inside the garage

Drawing Nos: A000 P01, ACG01 P01, ACG02 P01, 101 A, Design & Access Statement (Red Square) June 2018, Environmental Noise Survey (ACP Acoustic Consultancy) 10858/1 May 2018

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 The development hereby permitted shall be carried out in accordance with the following approved plans:-

A000 P01, ACG01 P01, ACG02 P01, 101A, Design & Access Statement (Red Square) June 2018, Environmental Noise Survey (ACP Acoustic Consultancy) 10858/1 May 2018

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

- 3 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.

- 4 The total noise from fixed plant associated with the application site, when at a point 1m external to sensitive facades shall be at least 10 dB(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 is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses(bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB(A) below background noise level.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 The plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration to neighbouring premises and safeguard local amenities, in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission (Delegated)

The application property is located at 6 Templewood Avenue, Hampstead at the junction with Templewood Gardens and contains a large early 20th Century detached dwellinghouse. The site is located in the Redington Froggnal Conservation Area.

The development proposes alterations to the existing garage including the installation of new rear access doors with external steps to provide level access, louvred vents for air intake and extract and a flush mounted conservation rooflight with opaque privacy glass, all in association with the

installation of 2 x air conditioning plant units inside the garage. The alterations are all minor in nature and would not harm the character of appearance of the garage or conservation area.

The submitted noise survey demonstrates that the proposed plant units would not impact on the amenity of neighbouring properties by reason of noise and disturbance. The alterations to the garage itself would also not result in any harm to the amenity of neighbouring properties.

The development is located well outside the canopy and root protection areas of the large Cedar tree located on the site and would result in no impact on this tree.

The development would not result in significant transport or construction impacts on the local area.

The planning history of the site has been taken into account when coming to this decision and no objections were received from neighbouring residents.

The proposal is considered to preserve the character of the conservation area. 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, A3, 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 2018.

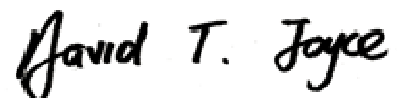
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

David Joyce
Director of Regeneration and Planning