

Application ref: 2018/3221/P
Contact: Patrick Marfleet
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Date: 8 October 2018

Development Management
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212 New Kings Road
London
SW6 4NZ UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1-6 Regent House
Pratt Mews
London
NW1 0AD

Proposal:
Installation of 5 x air conditioning condenser units at main roof level with associated acoustic enclosure.
Drawing Nos: EEC Plant Noise Impact Assessment 05/07/2018, 518-GA.04 D

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: EEC Plant Noise Impact Assessment 05/07/2018, 518-GA.04 D

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).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the use of the plant equipment hereby approved, details of the proposed acoustic enclosure shall be submitted to and approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 and of the London Borough of Camden Local Plan 2017.

- 6 All noise or vibration mitigation measures identified as necessary by the noise report hereby approved shall be installed prior to first use of the equipment and such measures thereafter shall be retained and maintained in accordance with the manufacturers recommendations.

Reason: To safeguard the amenities of the neighbouring occupiers and the area generally in accordance with the requirements of policy A1, A4, and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed air conditioning units would be located on the flat roof of the host building and their size, scale and location, to the rear of the building next to the lift overrun, would ensure no harm is caused to the design and proportions of the host building. Furthermore, the proposed units would be set approximately 7.8 metres back from the front elevation of the building and would have limited

visibility from the public realm, ensuring no harm is caused to the character of the surrounding conservation area.

The size, scale and location of the proposed units would not cause harm to the amenity of neighbouring residents in terms of loss of light, outlook or privacy. The Council's Environmental Health Officer has reviewed the submitted acoustic report and has confirmed that, provided the plant equipment is housed within the acoustic enclosure proposed, the proposal would comply with Camden's Plant Noise Criterion. A condition would be attached requiring the submission of details of the acoustic enclosure prior to the use of the equipment.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

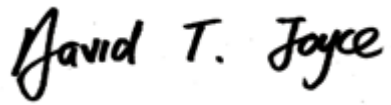
As such, the proposal is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

- 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 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).

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:

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly informal style.

David Joyce
Director of Regeneration and Planning