

Application ref: 2018/2905/P
Contact: Kristina Smith
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Development Management
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Edwards Wilson
The Tower
St Margaret Pattens Church
London
EC3M 1HS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 17
The Polygon,
Avenue Road
London
NW8 6JB**

Proposal: Installation of replacement glazed sliding doors, 2no. AC units and retractable awning at seventh floor level.

Drawing Nos: Site Location Plan; 17026 - 00 300 (Rev G); 17026 - 00 110 (Rev K); 17026 - 00 100 (Rev E); 17026 - 00 310 (Rev B); Noise Impact Assessment (prepared by RF Environmental, dated August 2018); Design & Access statement (dated 20/06/2018)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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; 17026 - 00 300 (Rev G); 17026 - 00 110 (Rev K); 17026 - 00 100 (Rev E); 17026 - 00 310 (Rev B); Noise Impact Assessment (prepared by RF Environmental, dated August 2018); Design & Access statement (dated 20/06/2018)

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 in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The works relate to an existing maisonette at sixth and seventh floor levels. It is proposed to enlarge the existing full-length glazed doors, install a retractable awning and also two condenser units on the south facing elevation of the building at seventh floor level. By virtue of the height of the building and the seventh floor being recessed, the alterations would be barely perceptible from ground floor level. It is expected that the awning would only be used occasionally and have a temporary, lightweight appearance. It is therefore considered to be acceptable. Given that the design and fenestration of the seventh floor is distinct from the rest of the building, the alterations are not considered disruptive to the appearance of the building in longer private views from surrounding buildings of a similar height.

The existing glazed balustrade falls slightly short of the 1.1m height required by Building Regulations and it is therefore proposed to install a new glazed balustrade that would be 0.3m higher. The replacement would be different in design terms to the balustrade at the adjacent property insofar that it would be frameless glass rather than having a white metal surround. The difference between the two treatments would be perceptible particularly at the junction between the two; however, given it is not readily visible at this height and is located to the rear, is considered acceptable.

A noise assessment has been submitted to support the proposed plant installation, which has been reviewed by the Council's Environmental Health officer. The plant would be compliant with Camden's noise levels and avoid an unacceptable impact on the amenity of the nearest residential occupant located approx. 5m beneath the proposed installation. By virtue of the nature of the other elements of the application, they are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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

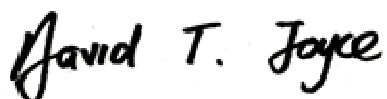
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning