

Application ref: 2018/4022/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 12 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Counter and King Architects Ltd  
48 Capel Road  
Watford  
WD19 4AE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 5**  
**32 Bracknell Gardens**  
**London**  
**NW3 7EH**

Proposal:

Installation of 1x air conditioning unit (and associated acoustic enclosure) to side elevation of residential building (second floor flat)

Drawing Nos: SLP/01; P/01; P/02; P/03; Design and Access Statement by Counter and King Architects Ltd dated. Manufacturer Information by Bluevolution; Acoustic Report by KP Acoustics dated August 2018 (Report 17987.PCR.01.Rev.A ); Selection Matrix by Environ; Acoustic Performance Data by Environ.

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 policies 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:

SLP/01; P/01; P/02; P/03; Design and Access Statement by Counter and King Architects Ltd dated; Manufacturer Information by Bluevolution; Acoustic Report by KP Acoustics dated August 2018 (Report 17987.PCR.01.Rev.A ); Selection Matrix by Environ; Acoustic Performance Data by Environ.

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

- 4 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB below (15dB if tonal) the lowest background sound level assessed at 1m outside the windows of the nearest affected dwelling at any time. The plant and equipment shall comply with Section 5.3 of the Noise Report reference: 17987.PCR.01.Rev.A.

Reason: To ensure that the amenity of occupiers of the development site / surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal involves the installation of 1x air conditioning unit to the side elevation of the application property which is located at the second floor level of the host building. The proposed unit is considered appropriate in its scale and design and would be located behind a projecting side wing and would be concealed from the public realm. Overall, the proposal would result in no significant change in the appearance of the host building or surrounding conservation area.

It is considered that the proposal would not cause harm to neighbouring amenity of neighbouring occupiers in regards to daylight, sunlight or outlook. There is existing high vegetation between the application site and No. 14 Oakhill Avenue and the unit would be concealed from when viewed from this building.

The application was accompanied by an acoustic report that demonstrates the proposed unit will comply with Camden's noise standards for 24-hour use. As a

safeguard, a condition will be attached upon approval to ensure that the equipment will operate by at least 10dB lower than the lowest background.

No comments were received prior to making this decision. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and appearance of the conservation area under s.72 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

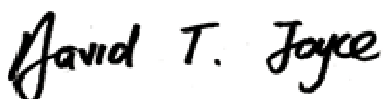
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 paragraph 38 of the National Planning Policy Framework 2018.

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