

Application ref: 2018/4064/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 20 November 2018

Development Management
Regeneration and Planning
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Turley
8th Floor, Lacon House
84 Theobalds Road
London
WC1X 8NL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12 Oval Road
London
NW1 7DH

Proposal:
Installation of 4 x AC units at rooftop level.

Drawing Nos: 4171.450 rev B, 4171.451 rev B, 4171.452 rev A, 4171.455, 4171.460 rev C, 4171.461 rev C, 4171.462 rev B, 4171.463 rev A, cover letter dated 22 August 2018 and noise report prepared by KP Acoustics Ltd ref 17923.PCR.01 Rev A.

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: 4171.450 rev B, 4171.451 rev B, 4171.452 rev A, 4171.455, 4171.460 rev C, 4171.461 rev C, 4171.462 rev B, 4171.463 rev A,

cover letter dated 22 August 2018 and noise report prepared by KP Acoustics Ltd ref 17923.PCR.01 Rev A.

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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 15dB(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 D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposals are considered minor alterations which would not cause harm to the character and appearance of the host locally listed building. The proposed rooftop plant would be located within an area of existing plant, to the rear of the building which would prevent public views of the proposed AC units. Although the units would be visible from the upper floors of neighbouring buildings, they would be a similar size and appearance to the existing plant in this location, and are not considered to materially impact the appearance of the building.

A noise impact assessment (NIA) has been submitted in support of the application to assess the potential impact of the proposals on the nearest property which has been identified as the office at 42-43 Gloucester Terrace, located some 7 m away from the proposed plant. The NIA demonstrates that the units would comply with Camden's noise standards without the requirement for additional acoustic attenuation measures.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of noise disturbance, outlook, daylight or privacy.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the 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 (tel: 020-7974 6941).

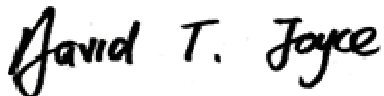
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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

David Joyce
Director of Regeneration and Planning