

Application ref: 2018/4042/P
Contact: Charlotte Meynell
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Date: 14 December 2018

Development Management
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Bidwells
25 Old Burlington Street
London
W1S 3AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**196-198 Haverstock Hill
London
NW3 2AG**

Proposal:

Erection of single storey rear extension at ground floor level and relocation of existing plant to flat roof above.

Drawing Nos: 125815-PL-EL-01 Rev. PL1; 125815-PL-EL-02 Rev. PL1; 125815-PL-GA10 Rev. PL1; 125815-PL-GA11 Rev. PL1; 125815-PL-GA12 Rev. PL1; 125815-PL-GA-13 Rev. PL1; 125815-PL-GA-14 Rev. PL1; 125815/PL/ME/001 Rev. RD; Planning Statement (prepared by Bidwells, dated August 2018); Revised Noise Report (prepared by EMTEC Products Ltd, dated 18/09/2018).

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 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 125815-PL-EL-01 Rev. PL1; 125815-PL-EL-02 Rev. PL1; 125815-PL-GA10 Rev. PL1; 125815-PL-GA11 Rev. PL1; 125815-PL-GA12 Rev. PL1; 125815-PL-GA-13 Rev. PL1; 125815-PL-GA-14 Rev. PL1; 125815/PL/ME/001 Rev. RD; Planning Statement (prepared by Bidwells, dated August 2018); Revised Noise Report (prepared by EMTEC Products Ltd, dated 18/09/2018).

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

- 4 Use of the plant hereby approved should not commence until there has been submitted to and approved in writing, by the Local Planning Authority, all fixed M&E plant and associated 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 throughout the building and / or into any neighbouring premises, thus safeguarding amenities in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Use of the plant hereby approved shall take place during the period of 07:00 - 23:35 Monday to Sunday and at no other time outside of these times.

Reason: To ensure that the amenity of occupiers of surrounding premises is not adversely affected in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would extend 3.85m from the rear elevation of the existing two-storey rear extension, in line with the existing single storey rear extension at the adjacent neighbouring property No. 194. The extension would be constructed in rendered blockwork to match the host building, and the existing air conditioning units affixed to the rear and side elevations at ground floor level would be relocated to the roof of the proposed single storey extension alongside the existing plant at this level. This would improve the appearance of the rear of the building and is considered acceptable in design terms. The proposed extension would not be visible from the public realm, and although the extension would add further bulk to the rear

elevation, it is considered that the extension overall would remain subordinate to the host building in terms of design, form and scale.

A private access road lined with garages runs along the rear of the site. The proposed extension would reduce the width of this access road from approximately 5.1m to 2.6m to the rear of the site. This width would be sufficient to facilitate vehicular access for cars and vans for delivery purposes. Whilst waste and recycling bins for the parade are stored in this rear access road, the applicant has confirmed that the access road is already inaccessible to refuse trucks. The current servicing arrangements would therefore be unaffected by the proposal. The applicant has also confirmed that the rear garages are used for storage purposes only and not for parking. The Council's Transport Planner has reviewed the scheme and has confirmed that the proposal would not have a severe impact on the existing users of the access road.

The Council's Environmental Health Officer has reviewed the submitted noise report and has confirmed that the proposal to relocate the plant to the roof of the proposed single storey rear extension would be acceptable, subject to the submission and approval of details of all fixed plant and associated acoustic isolation, sound attenuation and anti-vibration measures, and restrictions on the use of the plant. This is required to ensure that the proposals would not harm the amenities of the neighbouring occupiers in terms of noise and vibration, and conditions will be attached to secure these requirements.

The proposed extension would not have a detrimental impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy, given its location to the rear of commercial premises.

One objection was received prior to making this decision, and the supporting consultation summary addresses these comments. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies G1, A1, A4 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of 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

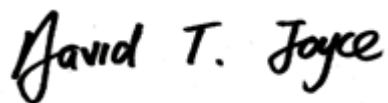
emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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

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