

Application ref: 2018/4857/P
Contact: Samir Benbarek
Tel: 020 7974 2534
Date: 28 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Judd Architecture Ltd.
10 Tonbridge Road
Barming
Maidstone
Kent
ME16 9NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 3
32 Bracknell Gardens
London
NW3 7EH

Proposal:

Installation of 1x air conditioning unit and associated acoustic enclosure to upper ground floor level flat

Drawing Nos: 1811: 01; 02; PR01; PR03; PR02; Sheet 03; Design and Access

Statement by Judd. Architecture Ltd dated October 2018.

Acoustic Report by KP Acoustics dated 08/08/2018 (Ref: 17887.PCR.01).

Acoustic enclosure drawing by EEC Ltd.

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:

1811: 01; 02; PR01; PR03; PR02; Sheet 03; Design and Access Statement by Judd. Architecture Ltd dated October 2018.

Acoustic Report by KP Acoustics dated 08/08/2018 (Ref: 17887.PCR.01).

Acoustic enclosure drawing by EEC Ltd.

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 proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in the KPA , report Ref: 17887.PCR.01.

Reason: To ensure that the amenity of occupiers of the 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 and an associated enclosure to the side/rear elevation of the application property which is located at the upper ground 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 not be visible 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.

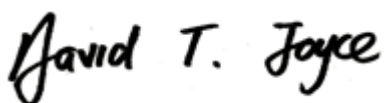
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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