

Application ref: 2018/1739/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 16 January 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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www.camden.gov.uk/planning

Sedley Place Design Ltd
68 Venn Street
London
SW4 0AX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Northways
Flat 1
College Crescent
London
NW3 5DR

Proposal:

Installation of 1 x air conditioning condenser unit within acoustic enclosure to rear of the site at ground floor level (on the roof of the existing garage).

Drawing Nos: PL3, PL2, PL6, PL5, PL4, PL1, REPORT AS10588.180724.NIA.1.0

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: PL3, PL2, PL6, PL5, PL4, PL1, REPORT AS10588.180724.NIA.1.0

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 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 G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed air conditioning unit would be located to the rear of the site, on the flat roof of an existing vehicle repair garage. The proposed unit would be fixed adjacent to an existing parapet wall in the northern corner of the site, which would help to screen it from public views and ensure no harm is caused to the appearance of the surrounding area. Furthermore, the AC unit is considered to be set a sufficient distance away from the host building to ensure no harm is caused to its original character and design. The proposed AC unit would also be surrounded by a timber acoustic enclosure to further reduce its visibility from private views.

The size, scale and location of the proposed unit would not cause harm to the amenity of neighbouring residents in terms of loss of light, outlook or privacy. The Council's Noise Officer has reviewed the submitted acoustic report and has confirmed that the proposal would comply with Camden's minimum plant noise criterion.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

the policies of the London Plan 2016 and National Planning Policy Framework 2018.

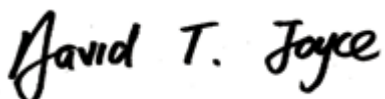
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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