

Application ref: 2018/1979/P
Contact: David Peres Da Costa
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Date: 31 January 2019

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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
264-270 Finchley Road
London
NW3 7AA

Proposal:
Details of internal noise levels required by condition 13 of planning permission 2014/3327/P dated 31/03/2015 (for the erection of a 4 storey building plus part basement comprising 13 residential units).

Drawing Nos: Demonstration Of Compliance With Planning Condition Internal Noise Levels For Residential Flats At 264-270 Finchley Road prepared by Philip Acoustics Ltd dated December 2018

The Council has considered your application and decided to approve details.

Informative(s):

1 Reason for granting permission

A noise report has been submitted and this has been reviewed by the Council's noise officer. The noise report identifies that the criteria included in the original condition were flawed as it would require that noise into the flats during the day be same (not higher) than during the middle of the night when people are sleeping. A more reasonable interpretation of the noise thresholds using BS8233:2014 would be:

ambient noise levels not exceeding LAeq (1 hour) 30dB day or night, but also including a comparison as informative against an upper limit criterion of LAeq (1 hour) 35dB for the day period; and individual noise events not exceeding LAfmax 45dB for the night period, occurring not more than ten times during the night period and/or not more than several times in any one hour during the night period.

This interpretation is accepted by the Noise Officer. The noise report confirms that these levels would be met. Therefore the assessment demonstrates that the occupiers of the proposed flats would not be unduly disturbed by nuisance from traffic noise.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance policies CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

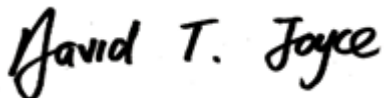
- 2 You are advised that all conditions relating to planning permission granted on 31/03/2015 ref: 2014/3327/P which need details to be submitted, have been approved.

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