

Application ref: 2018/3245/P  
Contact: Samir Benmbarek  
Tel: 020 7974 2534  
Date: 5 February 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Drawing and Planning Ltd  
Mercham House  
25-27 The Burroughs  
Hendon  
NW4 4AR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Paxton House**  
**15 St George's Mews**  
**London**  
**NW1 8XE**

Proposal: Installation of 3x air conditioning units (1x retrospective) to first floor roof level behind front parapet.

Drawing Nos: GEOME: E001; E101; L001; L101; P001; P101; S001; S002; S003; S101; S102; S103.

Fujitsu Air Conditioning Specification; Noise Impact Assessment by Clement Acoustics dated 04 September 2018 (Ref: 13990-NIA-01); Planning, Design, Access and Heritage Statement by Drawing and Planning dated June 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 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:

GEOME: E001; E101; L001; L101; P001; P101; S001; S002; S003; S101; S102; S103.

Fujitsu Air Conditioning Specification; Noise Impact Assessment by Clement Acoustics dated 04 September 2018 (Ref: 13990-NIA-01); Planning, Design, Access and Heritage Statement by Drawing and Planning dated June 2018.

Reason:

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

- 4 Before the use of plant hereby approved commences, details of the acoustic enclosure and noise attenuation measures shall be submitted to and approved in writing by the local planning authority.

Reason: To safeguard the amenities of the adjoining premises, the appearance of the premises and the character of the area in accordance with the requirements of policies A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 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). The plant and equipment shall comply with the recommendations made in the Noise Impact Assessment (Ref: 13990-NIA-01) dated 4 September 2018.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the installation of 2x air conditioning units upon the roof (at first floor level) of the host building. There is already an existing air conditioning unit upon the roof. The proposed units are considered appropriate in their size, quantity, scale and design. It would be located upon the roof, immediately behind the front parapet of the building. The development would not be highly visible from the public realm while overlooked within some private views. Overall, the proposal would result in no significant change to the appearance of the host building, the mews or the 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.

The application was accompanied by an acoustic report that demonstrates the proposed units 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 noise level.

No comments were received prior to making this decision. The planning history of the site and relevant appeal decision 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 Buildings 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.

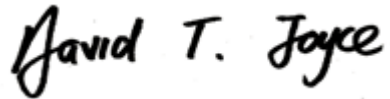
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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