

Application ref: 2018/1567/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 6 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**10A Belmont Street
London
NW1 8HH**

Proposal:

External alterations including the erection of a fence and raised platform (decking); installation of extraction flue; installation of 7 x air conditioning units and enclosure; installation of boiler house (Part Retrospective)

Drawing Nos: 180330-A(SO)001, 180330-A(EX90)001, 180330-A(90)001_Rev.E & Plant Noise Impact Assessment Ref.R4877-4_Rev.0 by 24Acoustics dated 27/07/2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Within three months of the date of this permission, the height of the extract flue shall be reduced, the height of the AC enclosure shall be increased, the spiked fence capping shall be removed, and the boiler room enclosure installed in accordance with the approved plans and permanently maintained thereafter.

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

- 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: 180330-A(SO)001, 180330-A(EX90)001, 180330-A(90)001_Rev.E & Plant Noise Impact Assessment Ref.R4877-4_Rev.0 by 24Acoustics dated 27/07/2018.

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 or more below the lowest background sound level assessed at 1m outside the windows of the nearest affected noise-sensitive property at any time. The proposed plant shall be installed and constructed to ensure compliance with the above requirements and mitigation measures identified in the Plant Noise Impact Assessment Ref. R4877-4_Rev.0 by 24Acoustics dated 27/07/2018.

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 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).
- 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 Reasons for granting permission.

10a Belmont Street is an imposing locally listed former piano factory dating from 1860 with a stock brick façade cladding a metal frame. To the rear of the site is

a modern extension that backs onto a service yard and car park used by adjoining properties including an adjacent drinks wholesaler. The application seeks retrospective permission for the installation of fence panels and decking to the rear of the property fronting onto the car park/service yard to form a smoking area/amenity space to the office; the installation of an extract flue terminating at ground floor level servicing the basement swimming pool area; the installation of 7 x air conditioning units to the side elevation of the previously approved rear extension; and formation of a rear boiler house facing onto the car park/service yard. The property is not a listed building, nor is it within a conservation area.

The plans have been altered since the original submission to include the following (these works have not yet been completed, hence the part retrospective nature of the scheme):

- " Reduction in the height of the swimming pool extract flue from 3.3m to 1m (taken from the raised deck, which is 300mm from natural ground level) to terminate below the newly built fence height
- " Change of material finish to the boiler house to match the finish of the adjoining fence panels
- " Removal of spiked top from the boundary fence
- " Increase in height of air con unit enclosure by 9000mm (4.3m from deck height) to meet specification

In heritage terms, the principle of creating a small terraced area at the back of the building in front of the modern extension is not objectionable, subject to an appropriate design. Following the receipt of amendments, the design proposed is considered to be of an acceptable siting, scale and design. Similarly, the reduction in the height of the swimming pool extract means it is no longer immediately publically visible and would not serve to detract from this rear elevation. The AC units would be set to the side of the rear extension and concealed within a structure. On receipt of amendments this structure will be extended upwards to fully enclose the units which is considered to be acceptable. Given the receipt of amendments, the proposal is considered to be of an acceptable siting, scale, design and material finish and would not result in harm to the setting of the locally listed host building or surrounding area.

The proposed alterations would not impact adversely on the amenities of surrounding occupiers (subject to the attached conditions), and an appropriate noise impact assessment has been submitted alongside the application. The Council's Environmental Health Officer has made no objection to the proposed scheme based on the noise impact assessment, subject to the attached conditions.

Two objections were received in response to the public consultation on the scheme, these have been considered and addressed within the associated consultation summary.

The planning history of the site and surrounding area has been considered when determining this application.

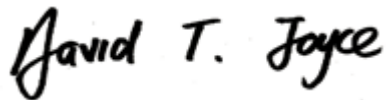
Given the above assessment, the proposed development is in general accordance with policies A1, A4, D1 & D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

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