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CHARTERED SURVEYORS

[REDACTED]

14 February 2019

Charlotte Meynell
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

[REDACTED]

PLANNING PORTAL
REF: PP-07624409

Dear Ms Meynell

44-44A GLOUCESTER AVENUE, LONDON, NW1 8JD – TOWN AND COUNTRY PLANNING ACT 1990 – APPLICATION FOR PLANNING PERMISSION

On behalf of Victoria Square Property Company Limited ("the Applicant"), please find enclosed an application ("the Application") for planning permission for the installation of a plant enclosure at fifth floor level at 44-44A Gloucester Avenue, NW1 8JD ("the Site").

This Application follows an initial discussion with Charlotte Meynell, London Borough of Camden Planning Officer.

Background

Planning permission was granted on 30 November 2015, under reference 2015/1243/P, for:

"Demolition of existing buildings identified as Number 2 at the northwest corner of the site and Number 4 at the eastern corner of the site to provide a new ground plus 5 upper storey building along the north west part of the site and a ground plus 2 storey building at the eastern corner and refurbishment of existing building on site to create 40 residential units, employment floor area (Class B1a), car parking and landscaping within the courtyard with ancillary works."

A number of applications for non-material amendments to planning permission ref: 2015/1243/P have since been approved; namely application ref: 2016/1564/P on 26 August 2016, application ref: 2016/5890/P on 9 May 2017 and application ref: 2016/7074/P on 19 July 2017. A Deed of Variation to the S106 Legal Agreement pursuant to planning permission ref: 2015/1243/P was secured under the 26 August 2016 consent.

An application for further non-material amendments that have arisen through the detailed design process was submitted on 13 February 2019 (ref: PP-07593048) and is currently awaiting validation.

Proposed Development

This Application seeks the installation of a plant enclosure at fifth floor level.

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The original planning permission for the Site (ref: 2015/1243/P) permitted the installation of plant in this location. Since the grant of planning permission however, technical input and confirmation of the final plant requirements and specification have resulted in the need for the installation of an acoustic plant enclosure, in order to meet the noise levels specified by condition 11 pursuant to planning permission ref: 2015/1243/P.

Advice from the project acoustic consultant, Hann Tucker Associates, recommended the following external noise criteria for plant emissions.

Table 1: Hann Tucker Associates Recommended External Noise Criteria

Plant Noise Emission Criteria (dBA re:2x10 ⁻⁵ Pa)	
Daytime (07:00-23:00)	Night Time ((23:00-07:00)
40 dBA	35dBA

To achieve these levels, Hann Tucker Associates, recommended the installation of an acoustic enclosure that reduces the plant noise emission levels by at least 20dBA. The proposed plant enclosure would achieve this reduction.

The proposed plant enclosure would be 2.7 m (W) by 4.28 m (L) by 2.3 m (H) and would comprise dark grey louvered panelling. The enclosure would be located at fifth floor level on Block B and would be well set back from the street, thereby reducing the visibility of the enclosure to a minimum.

Planning Policy Context

Town and Country Planning Act 1990

Section 70 of the Town and Country Planning Act 1990 states that when determining applications for planning permission, the Local Planning Authority (LPA) should *"have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations"*.

The Development Plan

The Development Plan for the Site comprises:

- The London Plan (March 2016);
- The Camden Local Plan (July 2017); and
- The Site Allocations Plan (September 2013).

Other Policy Material Considerations

The revised National Planning Policy Framework ("the NPPF") was published on 24 July 2018 and sets out the government's planning policies for England and how these are expected to be applied. The revised NPPF replaces the previous Framework, published in March 2012, and forms a material consideration in the determination of planning applications.

The Planning Guidance (PPG), published on 6 March 2014 (and subsequently amended), provides further guidance on the implementation of the planning policies set out in the NPPF. The PPG is a material consideration and should be read in conjunction with the NPPF.

In addition to the above, both the London Borough of Camden and the Mayor have adopted a series of Supplementary Planning Documents (SPD) and Supplementary Planning Guidance (SPG), which provide additional guidance and detail to support the effective implementation of adopted Plan policies.

Planning Policy Assessment

Design

The Site is located within the Primrose Hill Conservation Area, therefore the design and heritage policies set out within Chapter 7 of the Camden Local Plan are of particular importance.

In accordance with **Policy D1** (Design) of the Camden Local Plan, the Council will seek to secure high quality design in development that, inter alia, respects local context and character, preserves or enhances the historic environment and comprises details and materials that are of high quality and complement the local character.

Policy D2 (Heritage) identifies that the Council will “*preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings*”. In order to maintain the character of Camden’s conservation areas, **Policy D2** states that the Council will require development to preserve or, where possible, enhance the character or appearance of the area.

The proposed development comprises the installation of a dark grey louvered plant enclosure at fifth floor level on Block B. The proposed enclosure would be well set back from the line of the street (behind Block A) and, as demonstrated by the visuals included within the enclosed Planning Document, visibility of the proposed plant enclosure from public views within the Conservation Area would be minimal. The proposed materials have been carefully chosen to reflect the slate roof tiles of the surrounding buildings, in order to further reduce the visual impact of the enclosure.

In the light of the above, it is considered that the proposed development is of an appropriate scale and design in the context of the Site and its surroundings and would not detrimentally effect the character or appearance of the Conservation Area within which the Site is located.

Amenity

The Camden Local Plan recognises the importance of protecting the quality of life of occupiers and neighbours. Accordingly, **Policy A1** (Managing the Impact of Development) states that planning permission will only be granted where it would not result in unacceptable harm to amenity.

With specific regard to noise, **Policy A4** (Noise and Vibration) states that planning permission will not be granted for development that is likely to generate unacceptable noise and vibration impacts. Planning permission will only be granted for noise generating development that can be operated without causing harm to amenity.

As previously identified, the principle of plant in this location was consented through the original planning permission (ref: 2015/1243/P). The need for the installation of the plant enclosure has arisen following technical input and confirmation of the final plant requirement and specification, in order to ensure that appropriate noise levels can be achieved. The proposed development would enable the required noise levels (as stipulated by condition 11 pursuant to planning permission ref: 2015/1243/P) to be achieved, thereby affording protection to the amenity of the occupants of the residential dwellings, consistent with the objectives of **Policies A1** and **A4**.

The proposed development is, therefore, considered to be in accordance with the relevant planning policy framework.

Administrative Matters

This application is submitted via the Planning Portal, ref: PP-07624409 and comprises:

- Application Form;
- Site Location Plan;
- Application Drawings, prepared by 21st Architecture Ltd (see Table 1 below);
- Plant Enclosure Planning Document, prepared by 21st Architecture Ltd; and
- Community Infrastructure Levy Form.

Table 2: Application Drawings

Drawing Title	Drawing Number	Revision	Scale
General Arrangement Plan – Proposed 5 th Floor	173_PL4_GA_05	*	1 : 200 @ A3
General Elevation – Proposed South Elevation	173_PL4_GE_00	*	1 : 200 @ A3
General Elevation – Proposed West Elevation	173_PL4_GE_01	*	1 : 200 @ A3
General Elevation – Proposed East Elevation	173_PL4_GE_03	*	1 : 200 @ A3
General Section – Proposed Section DD	173_PL4_GS_00	*	1 : 200 @ A3
General Section – Proposed Section AA	173_PL4_GS_03	*	1 : 200 @ A3

The application fee of £488.00 (including £20 Planning Portal administration fee) has been calculated in accordance with The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (As Amended) and payment has been online.

We look forward to receiving acknowledgement of registration of the application shortly. In the interim should you have any queries, or require any further information, please do not hesitate to contact either Harriet Humphrey [REDACTED] or Anna Russell-Smith [REDACTED]

Yours faithfully



MONTAGU EVANS LLP

Enc.