

Application ref: 2019/0498/P
Contact: Jonathan McClue
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Date: 19 March 2019

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DP9 Ltd
100 Pall Mall
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place
Mount Pleasant
Gough Street & Calthorpe St. Camden WC1.**

Proposal: Details of glazing sound insulation performance to partially discharge (for Phase 1 of the development) Condition 18 of planning permission 2013/3807/P granted on 30th March 2015 by the Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace and associated works (summary).

Drawing Nos: Discharge of Condition 18 document by Cass Allen Associates Rev 1 dated 22 January 2019.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for granting approval of details:

A Noise and Vibration Assessment, prepared by Cass Allen Associates, has been submitted to meet the details required by condition 18 in relation to Phase 1 (aka Section 1) of the development. Details for Phase 2 (Section 2) will be provided at a later date when it comes forward. The condition requires details of glazing sound insulation performance for each octave band centre frequency, to demonstrate good to reasonable internal noise levels are achieved.

The submitted document illustrates the prevailing ambient and background noise climates were monitored between 6th & 10th October 2018 and road traffic noise was considered to be the major component of both climates, with

aircraft noise contributing to a much lesser extent. Survey data was incorporated into Cadna A noise modelling software to identify glazing specifications so that internal noise levels in habitable rooms comply with BS: 8233 criteria.

The Council's Noise Officer assessed the report and confirmed that the condition can be discharged for Phase 1. No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development would ensure an acceptable level of residential amenity and be in general accordance with policy 7.6 of the London Plan 2016 and policies DP26 and DP28 of the London Borough of Camden Development Policies 2010.

- 2 The following conditions for Phase 1 of the development remain outstanding and require details to be submitted and approved: 9 (SUDS); 11(sound insulation); 12 (materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 16 (roof level structures); 17 (air quality); 19 (cycle storage); 23 (lighting strategy); 24 (CCTV lighting and security lighting); 26 (inclusive design- communal residential areas); 27 (inclusive design - commercial units); 28 noise (before plant installation); 29 (play space); 34 (electrical substation); 35 (basement parking barriers) and 36 (flues and extraction).

You are reminded that for Phase 2 of the development the following conditions are outstanding and require details to be submitted and approved: 9 (SUDS); 11(sound insulation); 12 (materials); 13 (landscaping); 14 (revised Phoenix Place treatment); 15 (privacy screens); 16 (roof level structures); 17 (air quality); 18 (sound insulation glazing); 19 (cycle storage); 22 (bird/bat boxes); 23 (lighting strategy); 24 (CCTV lighting and security lighting); 25 (inclusive design- residential units); 26 (inclusive design- communal residential areas); 27 (inclusive design - commercial units); 28 noise (before plant installation); 29 (play space); 33 (doors on highway); 34 (electrical substation); 35 (basement parking barriers) and 36 (flues and extraction).

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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer