

Application ref: 2019/0437/P
Contact: Nick Baxter
Tel: 020 7974 3442
Date: 10 April 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

Hale Brown Architects
Unit 2.01 Chester House
1-3 Brixton Rd
London
SW9 6DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Carriage Row
183 Eversholt Street
London
NW1 1BU

Proposal:

Modification of windows to incorporate acoustic louvers for new internal air handling units at first and ground floor 183 & alterations to pavement vaults to include new fixed timber shutters and low-level LED lighting.

Drawing Nos: Block plan, site location plan, design and access statement, noise assessment, 322(PL)404 PL1 (propo GF window details), 322(PL)403 PL1 (exist and propo rear elevations), 322(PL)405 PL1 (propo 1f window details), 322(PL)406 PL1 (propo pavement vault details)

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 if in CA] 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:

Block plan, site location plan, design and access statement, noise assessment, 322(PL)404 PL1 (propo GF window details), 322(PL)403 PL1 (exist and propo rear elevations), 322(PL)405 PL1 (propo 1f window details), 322(PL)406 PL1 (propo pavement vault details)

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum Green noise criteria set in The Camden Local Plan, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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.

- 5 Machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 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. [Delegated]

The site is the first floor of a grade-II-listed commercial building, formerly the clearing house where fares were divided between the various railway companies, taking the form of a series of double-height rooms backed with internal balconies.

The applicant proposes to replace existing plywood panels with appropriately designed shutters and install gentle external lighting in the area as a continuation of previously consented lighting on the adjacent section of the site. Two windows to the rear on a 1980s extension will be converted into louvres for internal cooling plant.

The environmental health team has agreed that the submitted acoustic assessment proposes sufficient levels with specified noise mitigation as required for the installation.

The proposed works will not harm neighbouring amenity.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer