

Application ref: 2019/0270/P  
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Date: 9 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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4orm  
1-5 Offord Street  
London  
N1 1DH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**20 South Villas**  
**London**  
**NW1 9BS**

Proposal:

Replacement of windows with double glazed painted timber sash windows and of roof lights to front and rear elevations, addition of 2 soil vents and one rainwater pipe to the rear, and installation of an air-conditioning unit and chiller unit in rear garden

Drawing Nos: 4336-ENV-ATN-1A - Acoustic Report (09/04/2019); Design and Access Statement; 415-20-NW19BS-X.01 (Site Location Plan); [415-20-NW19BS-X.] 02, 10\_2; [415-20-NW19BS-P.] 02\_2, 10\_2; Windows Detailed Sections (5 drawings) (05/04/2019); GGL-EDN-0114 (03/04/2019); Detailed Section through Windows (emailed on 29/03/2019).

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 policies 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: 4336-ENV-ATN-1A - Acoustic Report (09/04/2019); Design and Access Statement; 415-20-NW19BS-X.01 (Site Location Plan); [415-20-NW19BS-X.] 02, 10\_2; [415-20-NW19BS-P.] 02\_2, 10\_2; Windows Detailed Sections (5 drawings) (05/04/2019); GGL-EDN-0114 (03/04/2019); Detailed Section through Windows (emailed on 29/03/2019).

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

- 4 Prior to installation of the external plant units, details shall be submitted to and approved in writing by the Council of the external noise levels emitted from the plant and any proposed mitigation measures as appropriate such as an acoustic enclosure and anti-vibration isolators. The measures shall ensure that the external noise level emitted from plant will be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The subsequently approved details shall be implemented in their entirety prior to use of the plant and thereafter be permanently retained.

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 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).

Reason: To safeguard the amenities of the 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 replacement of single glazed windows with similar designed double glazed

painted timber sash windows and roof lights to front and rear is considered acceptable as the size, proportions and appearance of them will be very similar to the existing ones and will have no impact on the house's appearance. The removal of the steel security bars on the front basement windows is welcomed.

New soil vent and rainwater pipes added at the rear will have minimal impact on the house's overall appearance. The proposed small air-conditioning and chiller units installed in the rear garden will be tucked away against the boundary treatment and fairly close to the rear elevation, limiting their visibility. With the aid of the proposed acoustic enclosure, their size and location would be discreet and would not have a detrimental impact on the rear garden landscape and the conservation area.

A revised Acoustic Report (dated 09/04/2019) was submitted and assessed by the Council's Environmental Health Officer. It was considered that the plant should be able to comply with the Council's noise standards subject to appropriate mitigation measures being installed, such as acoustic screening. Details of proposed noise levels and mitigation measures will be secured by condition as well as subsequent compliance with the approved details and the Council's noise standards.

Overall, in terms of size, design, materials and location, the proposal is considered to be acceptable. It would preserve the character and appearance of the host building and the conservation area.

The site's planning and appeal history has been taken into account when coming to this decision. An objection from the CAAC was received following the statutory consultations raising concerns over noise levels from the plant. As a result of the proposed imposition of an appropriate condition dealing with this issue, the CAAC have withdrawn their objection.

Special attention has been paid to the desirability of preserving or enhancing the character or 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 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team

London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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