

Application ref: 2019/2184/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 13 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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130 Old Street  
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Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**17 Wadham Gardens**  
**London**  
**NW3 3DN**

Proposal:

Details of plant noise levels and noise mitigation measures pursuant to condition 4 of planning permission 2015/1987/P for 'Excavation of a basement to include a swimming pool and a front lightwell, installation of walk-on skylights to rear garden, external staircase from basement to rear garden and car lift in front garden, rear dormer extension on east roof plane, installation of rooflight over ground floor rear extension, alterations to rear, side and front elevations and installation of enclosed air conditioning unit to northeast rear garden corner'.

Drawing Nos: Covering letter commission by QPAD Architecture & Interior design dated 3 April 2019 and Plant Noise Assessment commissioned by MD Constructions (London) LTD dated 18 April 2019.

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

Informative(s):

1 Reason for approving details:

Full details of the noise levels and the proposed plant equipment have been submitted along with a Noise Impact Assessment for the discharge of condition

4 (noise levels) of planning permission 2015/1987/P which was granted on 23rd November 2015.

The agent has provided full details of noise levels from the plant, which includes details of the mitigation measures for the noise sensitive receptor (NSR). The Plant Noise Assessment confirms that the proposed enclosed units would be approximately 20m away from sensitive receptors and the A/C units could operate 24/7. The noise assessment also illustrates that the plant noise rating level (when the condensers were operating at full capacity) the NSR would be 23dB below the typical background noise level during night time hours i.e. when neighbouring residents are normally most sensitive to changes in noise levels. The Pollution Team was consulted and confirmed that the proposal would be acceptable and condition 4 can now be discharged.

The full impact of the proposed development has already been assessed. The requirements of condition 4 therefore relates purely to demonstrating that the mitigation measures installed would adequately reduce levels of noise from plant equipment.

As such, the proposed details are in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP26 and DP28 of London Borough of Camden Local Development Framework Development Policies 2010.

- 2 You are advised that all conditions relating to planning permission 2015/1987/P granted on 23<sup>rd</sup> November 2015 which need details to be submitted, have been approved.

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