

Application ref: 2019/0344/P
Contact: Samir Benmbarek
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Date: 2 July 2019

Development Management
Regeneration and Planning
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Drawing and Planning Ltd
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Paxton House
15 St George's Mews
London
NW1 8XE

Proposal: Installation of 4x air conditioning units and associated acoustic enclosures to roof (first floor level) of dwelling (Use C3) [retrospective]

Drawing Nos: GEOME: L001; L101; L201; P001; P101; P201; S001A; S002A; S101; S102; S201A; S202A; Planning, Design and Access Statement by Drawing and Planning Ltd dated January 2019.

Air-Conditioning Technical Data by Daikan 4MXM-N; Noise Impact Assessment by Clement Acoustics dated 24 April 2019 (Ref: 13990- NIA- 02- Rev A).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

GEOME: L001; L101; L201; P001; P101; P201; S001A; S002A; S101; S102; S201A; S202A; Planning, Design and Access Statement by Drawing and Planning Ltd dated January 2019.

Air-Conditioning Technical Data by Daikan 4MXM-N; Noise Impact Assessment by Clement Acoustics dated 24 April 2019 (Ref: 13990- NIA- 02- Rev A).

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

- 3 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall 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.

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.

- 4 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 Reasons for granting permission:

The proposal involves the retrospective installation of 4x air conditioning units and associated acoustic enclosures upon the roof (first floor level) of the host building. The proposed units are considered appropriate in their size, quantity, scale and design; It would be located upon the roof within a small lightwell. The development would not be visible from the public realm while overlooked by some private views. Overall, the proposal would result in no significant change to the appearance of the host building, the mews or the wider conservation area.

It is considered that the proposal would not cause harm to the neighbouring amenity of adjoining residential occupiers in regards to daylight, sunlight or outlook.

The application was accompanied by an acoustic report that demonstrates the proposed units will comply with Camden's noise standards for 24-hour use. As a safeguard, a condition will be attached upon approval to ensure that the equipment will operate by at least 10Db lower than the lowest background noise level. A further condition will be attached to ensure the mounted plant will have anti-vibration isolators. Both of these conditions are to ensure the amenity of neighbours in regards to noise and vibration from the operation of the units.

One comment and one objection was received and duly noted prior to making this decision. The application site's history and relevant appeal decisions were taken into account before making this decision.

Special attention has been paid to the desirability of preserving and enhancing the character and 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 (ERR) 2013.

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

- 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 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).

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.

Daniel Pope
Chief Planning Officer