

Application ref: 2019/2713/P
Contact: Alyce Keen
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Date: 1 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Finkernagel Ross
Unicorn House
221-222 Shoreditch High Street
London
E1 6PJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

17 Boscastle Road
London
NW5 1EE

Proposal:

Installation of air conditioning condensing unit with acoustic enclosure screening on the north side elevation at first floor of the existing single family dwelling.

Drawing Nos: 17BOS-000 P1; 17BOS-010 P1; 17BOS-200 P1.

Design & Access Statement prepared by Finkernagel Ross.

Environmental Noise Assessment prepared by Paragon Acoustic Consultants dated 20/05/19.

Cooling Hierarchy Analysis prepared by Finkernagel Ross.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
17BOS-000 P1; 17BOS-010 P1; 17BOS-200 P1.
Design & Access Statement prepared by Finkernagel Ross.
Environmental Noise Assessment prepared by Paragon Acoustic Consultants dated 20/05/19.
Cooling Hierarchy Analysis prepared by Finkernagel Ross.

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 with suggested mitigation measures 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 Prior to use, 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 Reasons for granting permission.

Due to the location of the air conditioning unit on the northern side elevation of the property at first floor level and concealed behind timber screening, the equipment in question would not be visible from the street. It is considered that the proposal would have no visual impact, and would not have any negative impact on the nearby properties or surrounding Conservation Area. The proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

Special regard has been attached to the desirability of preserving or enhancing 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.

The Council's environmental health officer has assessed the submitted noise report and considers it to be acceptable subject to conditions attached to this decision. It is considered that there would not be a material increase in noise impact to residential occupiers and as such would comply with Council's policies A1 and A4.

The installation of the unit is also not considered to have an adverse impact on other amenity concerns including daylight, sunlight or outlook as there are no windows located on the side elevation of no.19 Boscastle Road.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As detailed in the Sustainability Statement, The London Plan 'cooling hierarchy' was applied to this scheme and informed the choice of air conditioning as the appropriate solution. The suitability of utilising natural/cross ventilation has been thoroughly tried and tested within the property and found to be insufficient to mitigate the thermal gain the property suffers.

The Sustainability Statement demonstrates, that the application property requires additional ventilation, and through the use of the London Plan cooling hierarchy, the suitable solution is to install a single energy efficient air conditioning condensing unit as proposed. The proposed development is in general accordance with policy CC2 of the Camden Local Plan 2017.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, and CC2 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 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 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.

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 in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer