

Application ref: 2019/1694/P  
Contact: Mark Chan  
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Date: 30 July 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Lambert Smith Hampton  
United Kingdom House  
180 Oxford Street  
London  
W1D 1NN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**West Hampstead Police Station**  
**21 Fortune Green Road**  
**London**  
**NW6 1DX**

Proposal: Installation of 1 x condenser unit at roof level; formation of louvered grilles to the facade at second floor level.

Drawing Nos: 000001-BGR-A1-02-DR-A-1102 rev P04.01, 000001-BGR-A1-02-DR-A-1102 rev P05.01, 000001-BGR-A1-02-DR-A-1102 rev P06.01, Louvre grill specifications, A1CPS000002348-BGR-M4-02-DR-MV-0820, rev D.01, Proposed Second Floor Plan, Existing Second Floor Plan, Site Location Plan, Cover Letter, Roof Level Condenser Unit Layout, Existing Roof Layout, 9277.RP01.PNA.1 and 9277.RP01.PNA.0

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:

000001-BGR-A1-02-DR-A-1102 rev P04.01, 000001-BGR-A1-02-DR-A-1102 rev P05.01, 000001-BGR-A1-02-DR-A-1102 rev P06.01, Louvre grill specifications, A1CPS000002348-BGR-M4-02-DR-MV-0820, rev D.01, Proposed Second Floor Plan, Existing Second Floor Plan, Site Location Plan, Cover Letter, Roof Level Condenser Unit Layout, Existing Roof Layout, 9277.RP01.PNA.1 and 9277.RP01.PNA.0 (Last received on 11/06/2019)

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 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:

The application site consist of the West Hempstead Police Station which is a four-storey building situated on the eastern side of the junction between Fortune Green Road and Hillfield Road. All immediately adjacent buildings are residential or mixed-use premises. The proposal includes the installation of an outdoor condenser unit at roof level and louvre grills to the east, south and west façade at second floor level.

The building is not listed nor is it within a Conservation Area. The nearest residential properties are a row of two-storey semi-detached dwellinghouse on the opposite side of the road and a block of three-storey flats on Hillfield Road.

The size of the condenser unit is considered to be acceptable given the surrounding context, and relatively minor considering the overall mass of the

building. It would be installed on the roof level next to the existing boiler room near the rear elevation of the building. The location is discreet and would not be visible from the street level.

The louver grills will be installed on the second floor level exterior of the building. The grills on the east and south elevation will be 0.33m high x 0.8m wide whilst the grill on the west elevation is only half the size. The grills will be used for air intake and exhaust and will have an Aluminium natural finish. Whilst the grills on eastern and western side will be observable from the public realm, given their size, siting and design, they would not create additional harm to the character and appearance of the building and surrounding area. Furthermore, similar louver grill already exists on the western elevation of the building.

Overall, the proposed development would not result in incongruous additions and would not have harmful impact on the amenities of neighbouring properties.

The Council's Environmental Health officer has reviewed the application and is satisfied that the proposal meets the minimum noise level requirements, with no requirement for additional mitigation measures. The proposed units would not have a harmful impact on the amenity of neighbouring residential properties in terms of noise and would be considered acceptable.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4 and D1 of the Camden Local Plan and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the NPPF 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer