

Application ref: 2018/6306/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 16 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Haig CM Ltd
Unit D, 15 Bell Yard Mews
London
SE1 3TY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 5
10 Cambridge Gate
London
NW1 4JX

Proposal:

Installation of 3 air-conditioning condenser units on the roof with associated acoustic enclosure, plus installation of boiler flue and air intake cowls at roof level.

Drawing Nos: 531-M-1400_Rev.02, 531-M-1410_Rev.02, HLR-CD-I-501A, HLR-CD-I-501B, HLR-CD-I-502A, HLR-CD-I-502B, HLR-CD-I-503A, HLR-CD-I-503B, HLR-CD-I-504A, HLR-CD-I-504A, HLR-CD-I-510, HLR-CD-I-511, HLR-CD-I-520, HLR-CD-I-521, HLR-CD-I-522A, HLR-CD-I-522B, HLR-CD-I-522C, HLR-CD-I-523, HLR-CD-I-524, HLR-CD-I-525, HLR-CD-I-526, HLR-CD-I-527, HLR-CD-I-528A, HLR-CD-I-528B, HLR-CD-I-E1-REV1, HLR-CD-I-E2-REV1, HLR-CD-I-E3-REV2, HLR-CD-I-E4-REV2, HLR-CD-I-E5-REV1, HLR-CD-I-E6-REV1, HLR-CD-I-E7-REV2, HLR-CD-I-E8-REV1, HLR-CD-I-RCP-REV1, L418/0551/P/0001, L4180551P0002a, Location Plan, Master Finish Schedule by Wow, Amended Heritage Statement (unnumbered) by KM Heritage dated July 2019, Annotated Changes Schedule Ref: HCM/01 by Haig dated June 2019, Concept Design by Wow dated December 2018, Design and Access Statement (unnumbered) by Wow dated 15/07/2019, Mechanical Equipment Schedule by /ntegration dated 01/02/2019, & Noise Impact Assessment Ref: 18343.PCR.02 by KP Acoustics dated 13/06/2019.

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: 531-M-1400_Rev.02, 531-M-1410_Rev.02, HLR-CD-I-501A, HLR-CD-I-501B, HLR-CD-I-502A, HLR-CD-I-502B, HLR-CD-I-503A, HLR-CD-I-503B, HLR-CD-I-504A, HLR-CD-I-504A, HLR-CD-I-510, HLR-CD-I-511, HLR-CD-I-520, HLR-CD-I-521, HLR-CD-I-522A, HLR-CD-I-522B, HLR-CD-I-522C, HLR-CD-I-523, HLR-CD-I-524, HLR-CD-I-525, HLR-CD-I-526, HLR-CD-I-527, HLR-CD-I-528A, HLR-CD-I-528B, HLR-CD-I-E1-REV1, HLR-CD-I-E2-REV1, HLR-CD-I-E3-REV2, HLR-CD-I-E4-REV2, HLR-CD-I-E5-REV1, HLR-CD-I-E6-REV1, HLR-CD-I-E7-REV2, HLR-CD-I-E8-REV1, HLR-CD-I-RCP-REV1, L418/0551/P/0001, L4180551P0002a, Location Plan, Master Finish Schedule by Wow, Amended Heritage Statement (unnumbered) by KM Heritage dated July 2019, Annotated Changes Schedule Ref: HCM/01 by Haig dated June 2019, Concept Design by Wow dated December 2018, Design and Access Statement (unnumbered) by Wow dated 15/07/2019, Mechanical Equipment Schedule by /ntegration dated 01/02/2019, & Noise Impact Assessment Ref: 18343.PCR.02 by KP Acoustics dated 13/06/2019.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum Amber noise criteria, as set out in Appendix 3 'Noise Thresholds' Table C of the Camden Local Plan 2017, at the nearest and/or most affected noise sensitive premises, with machinery operating 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.

- 5 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.

- 6 Notwithstanding the details shown on the plans, the proposed acoustic enclosure shall be 1.1m in height unless first otherwise agreed by the local planning authority. The enclosure shall be installed in accordance with the plans hereby approved prior to operation of the plant.

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.

Informative(s):

- 1 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).
- 2 Reasons for granting permission-

The application proposes the installation of 1 air-conditioning unit plus retention of 2 existing ones, and an acoustic enclosure to the rear flat roof. In determining this application, it is noted that 2 air-conditioning units and an acoustic enclosure were previously approved in this location (refs 2018/3335/P & 2018/4209/L dated 27/11/2018). This current scheme involves an acoustic enclosure of largely similar dimensions but 100mm wider and 100mm longer than previously approved. The height of the unit has been shown as 1.1m, the same as previously approved, although the plans note that this is to be confirmed. For the avoidance of doubt, a condition has been attached to show that notwithstanding the details shown on the plans, the proposed enclosure shall be 1.1m in height. The proposal will result in a total of three a/c units.

Due to the relatively small size of the addition, the setbacks from the external elevations of the building, and the partial screening by the existing parapet, the proposed acoustic enclosure at this height would not appear unduly prominent in the context of the host building. The proposal would not be visible from the street and private views would be limited. The revised proposed enclosure would appear as a modest addition to the terrace at roof level, and is considered not to be harmful to the appearance of the listed building, setting of the terrace of adjoining listed properties and character and appearance of the wider conservation area.

Similarly the proposed boiler flue, fresh air intake and associated cowls at roof level are considered to be minor alterations to the property which would not be immediately prominent in views and would not serve to detract from the

character, interest or historic importance of the host building, adjoining terrace or surrounding area. They are considered to be acceptable.

Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, and to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.72 and s.66 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 considers the scheme to be acceptable in terms of noise impact on neighbouring properties, as the noise levels received by the closest neighbour would be negligible and are not expected to have an adverse impact. Conditions are attached to ensure appropriate levels of noise and vibration.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 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 the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer