

Application ref: 2019/4655/P
Contact: Thomas Sild
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Development Management
Regeneration and Planning
London Borough of Camden
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London
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HLN Architects Ltd
The Maltings
East Tyndall Street
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CF24 5EA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
125 Camden High Street
London
NW1 7JR

Proposal: Installation of 5 x air conditioning units with associated screening, access steps and maintenance railings to rear flat roofed areas.

Drawing Nos: OS-01; EX.01.E2; PR.01.E2; Plant Noise Impact Assessment Report 27226/PNA1 - 12 September 2019 (Hann Tucker Associates Limited); PR.25.00 Rev A; PR.26.00

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 and documents: OS-01; EX.01.E2; PR.01.E2; Plant Noise Impact Assessment Report 27226/PNA1 - 12 September 2019 (Hann Tucker Associates Limited); PR.25.00 Rev A; PR.26.00

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

- 3 (a) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council.

(b) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council.

In all cases the background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

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 first use of the air conditioning units the acoustic screening shall be installed in accordance with the recommendations of the Plant Noise Impact Assessment report hereby approved. The plant equipment and any associated ducting shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing.

All such measures shall thereafter be retained and maintained in accordance with the manufacturers' details.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration 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 proposed air conditioning units, acoustic screen and maintenance rail would be sited on an area of flat roof at second floor level to the rear of the building, adjacent to areas already in use for the purposes of servicing and plant. The additional screening would mitigate direct visibility of the plant and enhance the current appearance of the roof.

The roof area is not visible to Camden High Street and has very limited visibility to the streets at the rear. The siting is hidden in the most part by higher level structures behind, limiting visibility to higher levels but would be hidden by screening from the closest residential uses. Given the existing plant and servicing nature of this roof space and its restricted visibility within the surroundings, the proposal would not be detrimental to the appearance of the host building or character of the surrounding conservation area.

The proposed development is situated on a roof area to the rear of the main building, and the closest residential use windows are situated at 121-123 Camden High Street at a distance of approximately 15m. The proposal has been assessed by the Council's Environmental Health officer and found to meet the Council's acceptable noise output requirements subject to the installation of the proposed screening and noise mitigation measures. Conditions would be attached to the permission requiring the permission is implemented in accordance with the approved plans and noise assessment, and anti-vibration isolators are installed prior to use. A further condition requires the noise output to remain within specified limits in order so as to safeguard the amenity of surrounding occupiers.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account. 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 proposal is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2018.

- 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 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.

- 4 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer