

Application ref: 2019/6188/P
Contact: David Peres Da Costa
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Date: 12 March 2020

Development Management
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Miss Megan Yeaman
Hillview House
1 Halswelle Parade
London
NW11 0DL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

254 Kilburn High Road
London
NW6 2BS

Proposal: Details of plant required by condition 18 of planning permission 2015/2775/P dated 22/12/16 (as amended by 2017/4669/P dated 18/09/2018) (for redevelopment of the site (following demolition of existing buildings) to provide a mixed use development, comprising the erection of six storey building (with set back top floor) to provide 955 sqm of commercial space (Classes B1 and B8) and 60 dwellings plus cycle parking, 2x disabled car parking bays, refuse/recycling facilities and access together with landscaping including outdoor amenity space).

Drawing Nos: Acoustic report prepared by Sharps Redmore dated 12th March 2019

The Council has considered your application and decided to grant approval of details.

Informative(s):

1 Reason for granting permission

The following plant is proposed in the ground floor boiler room: 6 Worcester boilers; 2 Grundfos pumps; Bosch CHP. The boiler room would have air intakes and exhaust to the front façade. The building would also include 3 extracting fans (to cleaner's rooms) to the front façade. The commercial units are not yet tenanted but are anticipated to need to include some fan system.

Therefore a fixed noise limit is proposed (48dBA) for any future fan systems.

The noise report confirms that the noise limits of 44dB and 41dB, day and night-time respectively (5 dB below the pre-existing background noise level), would not be exceeded. The report recommends mitigation to reduce the anticipated noise from the boiler inlet/outlets, cleaners room extracts and boiler flue. This is to ensure that noise to the residential part of the development would be acceptable. The acoustic report has been reviewed by Environmental Health. The submitted details demonstrate that the amenities of the development, the adjoining premises and the area generally would be safeguarded.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

As such, the proposed development is in general accordance with policies G1, CC1, D1 and A1 of the Camden Local Plan 2017.

- 2 You are advised that details have been submitted for conditions 9 (site remediation verification statement), and 20 (maximum internal water use) of planning permission ref 2015/2775/P dated 22/12/2016 (as amended by 2017/4669/P dated 18/09/2018) and these are currently being assessed.

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



Daniel Pope
Chief Planning Officer