

Application ref: 2020/0292/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 15 June 2020

Development Management
Regeneration and Planning
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London
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AEW Architects
The Zenith Building
Spring Gardens
Manchester
M2 1AB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**38 Camden High Street
London
NW1 0JH**

Proposal: Alterations and reconfiguration to shopfront, with installation of replacement plant equipment with safety railing to rear, associated to advertisement consent ref 2020/0975/A.

Drawing Nos: Site Location Plan 11600-AEW-PJ003931-XX-DR-0005, 11600-AEW-PJ003931-XX-DR-0006 C, 11600-AEW-PJ003931-XX-DR-0014 A, 11600-AEW-PJ003931-XX-DR-0015 D, 11600-AEW-PJ003931-ZZ-DR-0010, 11600-AEW-PJ003931-ZZ-DR-0011, 11600-AEW-PJ003931-ZZ-DR-0012 A, 11600-AEW-PJ003931-ZZ-DR-0013 A, 11600-AEW-PJ003931-ZZ-DR-0016 A, 19803-183_01_P 0, 19803-183_02_PES 0. Plant Noise Assessment Report 19/0689/R1. Proposed Ventilation System 15/12/2019. Risk Assessment for Odour 25/06/2019.

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 policy 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 Site Location Plan 11600-AEW-PJ003931-XX-DR-0005, 11600-AEW-PJ003931-XX-DR-0006 C, 11600-AEW-PJ003931-XX-DR-0014 A, 11600-AEW-PJ003931-XX-DR-0015 D, 11600-AEW-PJ003931-ZZ-DR-0010, 11600-AEW-PJ003931-ZZ-DR-0011, 11600-AEW-PJ003931-ZZ-DR-0012 A, 11600-AEW-PJ003931-ZZ-DR-0013 A, 11600-AEW-PJ003931-ZZ-DR-0016 A, 19803-183_01_P 0, 19803-183_02_PES 0. Plant Noise Assessment Report 19/0689/R1. Proposed Ventilation System 15/12/2019. Risk Assessment for Odour 25/06/2019.

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

- 4 (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.

- 5 No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a

residential and other noise sensitive property.

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 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 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.
- 3 Reasons for granting permission:

Permission is sought for alteration to the shopfront including associated advertisements also with the installation of replacement plant equipment to the flat roof at the rear.

The proposed alterations to the shopfront are quite minor, but are considered to be an improvement on the existing arrangement, with the proposed detailing being considered to be of a better proportion for the host property itself and also in relation to it's neighbouring units. A new fascia board shall be installed within the shopfront fascia level moulding's, and fanlights shall be installed above the new windows and commercial entrance door. The new windows shall also benefit from a stall riser. The new shopfront shall be aluminium framed in grey colour with the adjacent residential entrance also treated to match.

The impact of the proposed fascia advertisement and projection sign shall be assessed under advertisement consent application 2020/0975/A.

The installation of plant equipment to the rear is considered acceptable as this will replace similar plant in the same location with the addition of a safety railing. The applicant has provided a noise impact assessment alongside an odour risk assessment which has been shared with the Council Environmental Health Officer who did not object.

The Camden Town Conservation Area Advisory Committee raised an objection to the initial shopfront design proposed, however following revisions to the scheme they were satisfied and have withdrawn their objection. The Council Conservation Officer raised no objection.

The application received no objections to the installation of plant equipment, or any other objection.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, E1, E2, TC2 of London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2016 and the NPPF 2019.

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 above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer