

Application ref: 2018/4403/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 19 June 2020

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

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Hoc Studio Architects
56 Maxwell Gardens
Orpington
BR6 9QU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
27-28 Chalk Farm Road
London
NW1 8AG

Proposal: Modification to existing ventilation duct and fan (retrospective).

Drawing Nos: P01, P02, P03, Noise Report ref. SA 4275-ENV-1C

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

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans P01, P02, P03, Noise Report ref. SA 4275-ENV-1C

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

- 2 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 BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informatives:

1 Reason for granting permission-

This is a retrospective application following the enforcement case ref. EN16/0311 for the installation of an extractor without planning permission. It is understood that there was pre-existing ducting on the roof, which has been replaced by a larger duct/extractor. The duct is visible from Hawley Mews, which is a side street with a run of rear elevations of commercial buildings. In this context the duct is a relatively inconspicuous addition which does not harm the character or appearance of the building.

The submitted noise report is based on the Council's previous noise criteria and is therefore out of date. The Council's Environmental Health Officer has reviewed the proposal and confirms that as the application is retrospective a compliance condition would be sufficient in applying current noise standards. The complainant who raised the enforcement case confirms that the modifications have reduced the apparent noise levels from the equipment and therefore has no objection. It is considered therefore that the proposals will preserve the amenity of nearby occupants in terms of noise.

No objections were received prior to reaching 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 and D1 of the London Borough of Camden Local Plan 2017.

- 2 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', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer