

Application ref: 2020/2478/P
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Date: 21 August 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Rigby & Rigby Ltd
80
Brook Street
Mayfair
London
W1K 5EG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 St John's Wood Park
London
NW8 6QS

Proposal:
Proposed A/C condenser units to flat roof area of single dwelling (C3)
Drawing Nos: Site Location Plan; 187_1050 Rev A; 187_1051 Rev A; 187_1052 Rev A; 187_1053 Rev A; Environmental Noise survey Prepared 18th August 2020 204070-1 R1;

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 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; 187_1050 Rev A; 187_1051 Rev A; 187_1052 Rev A; 187_1053 Rev A; Environmental Noise survey Prepared 18th August 2020 204070-1 R1;

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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 Before the use commences, plant shall be provided with anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, 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 Reason for granting permission-

The application site is a large detached single dwelling house. The proposed outdoor equipment consists of 2xVRV condensing units to be located on the side of the house on the flat roof along the northern elevation. The principal of the application is acceptable in this location as it is replacing two existing units which are currently located on the rear elevation of the property. Due to the new location of the units, being set in significantly from the front, rear and side parapet, the proposals are not considered to harm the host property nor the wider area contrary to planning policy.

The proposed application was supported by a Noise Report. Based on the submitted calculation, it is noted that noise emissions from the 2 condensing units is 35dBA Lp. This is below the night time limit of 36dBA, thereby minimising the impact from the units and meeting the necessary compliance criteria as required by the LPA and therefore acceptable in environmental health terms. Vibration has not been assessed as noise through the transference of vibration is not considered to be an issue within this proposal. In saying that, units where practicable should be placed on anti-vibrational mounts to prevent possible vibration issues. Therefore, a condition is recommended to be added to the permission to ensure that the plant shall be provided with anti-vibration measures.

As such, the proposed development is in general accordance with policy A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, London Plan (Intend to Publish) 2019 and the National Planning Policy Framework 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



Daniel Pope
Director of Economy, Regeneration and Investment