

Application ref: 2020/2222/P
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Date: 24 August 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Irene Siljama
8 Effra Parade
London
SW2 1PS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
90 Camden Mews
London
NW1 9BX

Proposal:
Installation of air conditioning unit within timber clad enclosure on front terrace space at loft floor level to residential dwelling.

Drawing Nos: (PL_)001, 002, 010, 020, 030, 040, 050; Noise Impact Assessment from Clover Acoustics (ref. 4379-R1) dated 15/05/2020.

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 policies 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: (PL_)001, 002, 010, 020, 030, 040, 050; Noise Impact Assessment from Clover Acoustics (ref. 4379-R1) dated 15/05/2020.

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

- 4 The external noise level emitted from plant, machinery or equipment with specified noise mitigation at the development hereby approved shall be as per the submitted Noise Impact Assessment from Clover Acoustics (ref. 4379-R1) dated 15/05/2020 at the nearest and/or most affected noise sensitive premises, with all machinery operating together 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.

- 5 Prior to first use, all approved machinery, plant or equipment shall be provided with acoustic isolation and anti-vibration measures as necessary, and in accordance with the scheme hereby approved, and thereafter shall be permanently 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 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed air conditioning unit would be located within the front facing terrace space at loft floor level of the residential dwelling, positioned next to and below the heights of an existing parapet brick wall and metal grille balustrade. The unit would be housed within a box enclosure, having an appearance much like an item of furniture, and clad in dark timber to match as closely as possible the existing timber panels at the front of the host and neighbouring properties. The proposal would therefore not have any discernible impact upon the appearance of the building and would not be widely noticeable from public views at the front. As such, the proposal is not considered to be harmful to the character and appearance of the host building nor Camden Square Conservation Area, and is acceptable.

The applicant has submitted a justification for the proposed air conditioning unit in the form of a written statement which identifies the specific energy efficiency

measures already taken to control cooling, including any passive measures as suggested in the cooling hierarchy set out in policy CC2 (Adapting to climate change) and CPG (Energy Efficiency and Adaptation). The statement also specifies instances where opportunities for the adoption of passive cooling measures has not been possible and explains the reasons why this is the case. In this particular instance, the statement is considered to appropriately justify and demonstrate the need for comfort cooling in accordance with the relevant Council policies and guidance relating to energy efficiency and adaptation.

The application is accompanied by a Noise Impact Assessment from Clover Acoustics (ref. 4379-R1) dated 15/05/2020 which demonstrates that the proposal would comply with Camden's noise standards such that the amenities of the residential occupiers at the premises and the area generally are safeguarded. As additional safeguarding measures, any approval would include a number of conditions to ensure that these noise standards are met. As such, the proposal is not considered to have any adverse impact on the amenity of residential occupiers in terms of increased noise, or any loss of privacy, daylight, sunlight and outlook.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Square Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, CC1 and CC2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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', written in a cursive style.

Daniel Pope
Director of Economy, Regeneration and Investment