

Application ref: 2020/1450/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Email: [Elaine.Quigley@camden.gov.uk](mailto:Elaine.Quigley@camden.gov.uk)  
Date: 17 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Levitt Bernstein Associates  
1 Kingsland Passage  
London  
E8 2BB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Alexandra Road Estate  
Rowley Way  
London Borough of Camden  
London**

Proposal:

Replacement of the existing estate-wide heating distribution infrastructure including removal of redundant pipework; installation of two new sub-plant rooms; replacement of existing site hoarding and installation of new replacement infrastructure pipework.

Drawing Nos: Supporting documents

Heat Infrastructure Technical Report prepared by Levitt Bernstein dated February 2020; Background Noise Survey prepared by LCP dated 20th February 2019; Design and Access Statement prepared by Levitt Bernstein dated March 2020; Typical pipe fixing - Strut Channel Data Sheet produced by Unistrut; Heat Interface Unit SATK32 Data Sheet produced by Altecnic; LC Support Foot Data Sheet produced by Roof Runner; LC Support Frame Data Sheet produced by Roof Runner; Spilt Pipe Clamp Data Sheet produced by Unistrut; Typical Pipework Supports - Roof Pro Brochure produced by Roof Pro Rooftop Management Systems.

Proposed

110003 01 rev P1; 110004 01 rev P1; 120000 01 rev P1; 120020 01 rev P1; 120021 01 rev P1; 120021 02 rev P1; 120021 03 rev P1; 130020 01 rev P1; 130020 01 rev P1; 130020 02 rev P1; 120027 01 rev P1; 130000 01 rev P1; 130001 01 rev P1; 130002 01

rev P1; 140000 01 rev P1; 331052 rev P1; 002 01 rev B; 120014 01 rev P1; 120015 01 rev P1; 120015 02 rev P1; 130010 01 rev P1; 130010 02 rev P1; 130011 01 rev P1; 331000 01 P1; 331000 02 rev P1; 331000 03 rev P1; 331002 01 rev P1; 331003 01 rev P1; 009 01 rev A; 010 01 rev A; 011 01 rev A; 012 01 rev A; 013 01 rev A; 020 01 rev D; 020 02 rev D; 037 01 rev A; 101 01 rev A; 103019 01 rev P1; 104020 01 rev P1; 104020 02 rev P1; 104021 01 rev P1; 120025 01 rev P1; 120026 01 rev P1; 130021 01 rev P1; 130022 01 rev P1; 140021 01 rev P1; 140021 02 rev P1; 331050 01 rev P1; 014 01 rev C; 015 01 rev B; 016 01 rev B; 021 01 rev C; 120025 01 rev P1; 120026 01 rev P1; 120026 02 rev P1; 130021 01 rev P1; 130021 02 rev P1; 130022 01 rev P1; 140021 01 rev P1; 140021 02 rev P1; 331050 01 rev P1; 014 01 rev C; 015 01 rev B; 016 01 rev B; 021 01 rev C; 120031 01 rev P1; 120035 01 rev P1; 130032 01 rev P1; 130032 02 rev P1; 130034 01 rev P1; 130036 03 rev P1; 130036 04 rev P1; 130036 02 rev P1; 017 01; 018 01; 019 01; 022 01 rev B; 022 02 rev C; 130003 01 rev P1; 130003 02 rev P1; 001 01 rev A; 004 01 rev B; 120010 01 rev P1; 120011 01 rev P1; 120012 01 rev P1; 120013 01 rev P1; 120022 01 re P1; 120023 01 rev P1; 120024 01 rev P1; 120032 01 rev P1; 120033 01 rev P1; 002 rev 03; 003 rev 03.

#### Existing

104000 01 rev P1; 110000 01 rev P1; 110001 01 rev P1; 110002 01 rev P1; 103000 01 rev P1; 103000 02 rev P1; 103002 01 rev P1; 103000 03 rev P1; 103000 04 rev P1; 105020 01 rev P1; 105020 02 rev P1; 105020 03 rev P1; 105020 04 rev P1; 103012 01 rev P1; 104012 01 rev P1; 104013 01 rev P1; 103014 01 rev P1; 103019 01 rev P1; 104020 01 rev P1; 104020 02 rev P1; 104021 01 rev P1; 104031 01 rev P1; 104031 02 rev P1; 104033 01 rev P1; 104033 01 rev P1; 104033 02 rev P1; 104034 01 rev P1; 104034 02 rev P1; 103010 01 rev P1; 103011 01 rev P1; 103011 02 rev P1; 103013 01 rev P1; 103013 02 rev P1; 103014 01 rev P1; 103014 02 rev P1; 103015 01 rev P1; 103016 01 rev P1; 103017 01 rev P1; 103017 02 rev P1;

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:

Existing

104000 01 rev P1; 110000 01 rev P1; 110001 01 rev P1; 110002 01 rev P1;  
 103000 01 rev P1; 103000 02 rev P1; 103002 01 rev P1; 103000 03 rev P1;  
 103000 04 rev P1; 105020 01 rev P1; 105020 02 rev P1; 105020 03 rev P1;  
 105020 04 rev P1; 103012 01 rev P1; 104012 01 rev P1; 104013 01 rev P1;  
 103014 01 rev P1; 103019 01 rev P1; 104020 01 rev P1; 104020 02 rev P1;  
 104021 01 rev P1; 104031 01 rev P1; 104031 02 rev P1; 104033 01 rev P1;  
 104033 01 rev P1; 104033 02 rev P1; 104034 01 rev P1; 104034 02 rev P1;  
 103010 01 rev P1; 103011 01 rev P1; 103011 02 rev P1; 103013 01 rev P1;  
 103013 02 rev P1; 103014 01 rev P1; 103014 02 rev P1; 103015 01 rev P1;  
 103016 01 rev P1; 103017 01 rev P1; 103017 02 rev P1;

#### Proposed

110003 01 rev P1; 110004 01 rev P1; 120000 01 rev P1; 120020 01 rev P1;  
 120021 01 rev P1; 120021 02 rev P1; 120021 03 rev P1; 130020 01 rev P1;  
 130020 01 rev P1; 130020 02 rev P1; 120027 01 rev P1; 130000 01 rev P1;  
 130001 01 rev P1; 130002 01 rev P1; 140000 01 rev P1; 331052 rev P1; 002  
 01 rev B; 120014 01 rev P1; 120015 01 rev P1; 120015 02 rev P1; 130010 01  
 rev P1; 130010 02 rev P1; 130011 01 rev P1; 331000 01 P1; 331000 02 rev  
 P1; 331000 03 rev P1; 331002 01 rev P1; 331003 01 rev P1; 009 01 rev A; 010  
 01 rev A; 011 01 rev A; 012 01 rev A; 013 01 rev A; 020 01 rev D; 020 02 rev  
 D; 037 01 rev A; 101 01 rev A; 103019 01 rev P1; 104020 01 rev P1; 104020  
 02 rev P1; 104021 01 rev P1; 120025 01 rev P1; 120026 01 rev P1; 130021 01  
 rev P1; 130022 01 rev P1; 140021 01 rev P1; 140021 02 rev P1; 331050 01  
 rev P1; 014 01 rev C; 015 01 rev B; 016 01 rev B; 021 01 rev C; 120025 01 rev  
 P1; 120026 01 rev P1; 120026 02 rev P1; 130021 01 rev P1; 130021 02 rev  
 P1; 130022 01 rev P1; 140021 01 rev P1; 140021 02 rev P1; 331050 01 rev  
 P1; 014 01 rev C; 015 01 rev B; 016 01 rev B; 021 01 rev C; 120031 01 rev P1;  
 120035 01 rev P1; 130032 01 rev P1; 130032 02 rev P1; 130034 01 rev P1;  
 130036 03 rev P1; 130036 04 rev P1; 130036 02 rev P1; 017 01; 018 01; 019  
 01; 022 01 rev B; 022 02 rev C; 130003 01 rev P1; 130003 02 rev P1; 001 01  
 rev A; 004 01 rev B; 120010 01 rev P1; 120011 01 rev P1; 120012 01 rev P1;  
 120013 01 rev P1; 120022 01 re P1; 120023 01 rev P1; 120024 01 rev P1;  
 120032 01 rev P1; 120033 01 rev P1; 002 rev 03; 003 rev 03.

#### Supporting documents

Heat Infrastructure Technical Report prepared by Levitt Bernstein dated  
 February 2020; Background Noise Survey prepared by LCP dated 20th  
 February 2019; Design and Access Statement prepared by Levitt Bernstein  
 dated March 2020; Typical pipe fixing - Strut Channel Data Sheet produced by  
 Unistrut; Heat Interface Unit SATK32 Data Sheet produced by Altecnic; LC  
 Support Foot Data Sheet produced by Roof Runner; LC Support Frame Data  
 Sheet produced by Roof Runner; Spilt Pipe Clamp Data Sheet produced by  
 Unistrut; Typical Pipework Supports - Roof Pro Brochure produced by Roof Pro  
 Rooftop Management Systems.

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

- 4 Prior to commencement of the relevant works, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and associated mitigation measures as appropriate. The measures shall ensure that 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, the plant shall be provided with acoustic isolation, and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy 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 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.
- 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.

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