

Application ref: 2020/5830/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
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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

Alexander Lewers
St George House
16 The Boulevard
London
SW6 2UB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
Camden Goods Yard
Chalk Farm Road
London
NW1 8EH

Proposal: Details of conditions 10 (fixed mechanical plant noise) and 12 (PFS site plant - noise and vibration), of planning permission 2020/0034/P dated 05/05/2020 (as amended by 2020/2325/P dated 18/06/2020 and 2020/0034/P dated 05/05/2020) for variation to original permission 2017/3847/P dated 15th June 2018 for redevelopment of the petrol filling station site and main supermarket site.

Drawing Nos: Plant noise and vibration assessment by Ardent dated December 2020; 19/3359/M50/RF01 Rev.B; 19/3359/M50/EX01 Rev.H; 19/3359/M50/EX02 Rev.F; 19/3359/M50-0101 Rev.B and 230 Rev.3.

The Council has considered your application and decided to grant approval of details.

Informatives:

1 Reasons for granting approval:

Conditions 10 and 12 were previously approved under planning ref. 2020/4160/P for the Petrol Filling Station (PFS) site. The new details include an additional AC condenser within the plant enclosure at the rear of the store which has been enlarged by 1m to accommodate this unit. Conditions 10 and 11 relate to the noise and vibration from the proposed plant on the PFS. Condition 10 requires detail of the plant in terms of noise and mitigation measures (if required) to ensure that the noise is lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, at the nearest and/or most affected noise sensitive premises. Condition

12 requires a noise report and details of any acoustic mitigation and anti-vibration measures.

An acoustic report and details of any acoustic mitigation and anti-vibration measures were provided. The external plant at ground floor will be located at the side and rear of the building within the car park in mesh enclosures, as full acoustic enclosures were not required to comply with the noise criteria. The details for conditions 10 and 12 were also assessed by the Council's Environmental Health Team who have raised no objection. It is considered that the details safeguard the amenities of the adjoining premises and the area generally.

The full impact of the proposed development has already been assessed. One objection was received and taken into consideration. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such the details are in general accordance with policy A4 of the London Borough of Camden Local Plan 2017.

- 2 You are reminded that the following conditions relating to the temporary store remain outstanding and require details to be submitted and approved in writing by the local planning authority:
71 (Disassembly and Circular Economy) and 72 (energy and sustainability statement).

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
Chief Planning Officer