

25 March 2021

**David Fowler**  
Planning Service  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

**Via Planning Portal (Re: PP-09671932)**



Mia Scaggiante



savills.com

Dear David,

**18 – 22 Haverstock Hill, London, NW3 2BL**  
**Discharge of details pursuant to Condition 14 (Plant and Equipment)**

I write on behalf of the applicant, Vabel Haverstock Limited, with respect to the full approval of details pursuant to Condition 14 of planning permission ref. 2018/2179/P granted on 28 January 2019.

The approved development is as follows:

*'Demolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of a new building comprising ground plus basement and five upper floors for use as 29 no. dwellings (Class C3) and flexible Class A1/A2/A3/A4 together with cycle parking, landscaping, refuse and associated works.'*

The above planning permission was subject to a Non-Material Amendment (NMA) dated 6 August 2019 (Ref: 2019/2320/P) as follows:

*'Proposal: Variation of condition 2 (Approved plans), discharge of 7 (Appointment of Engineer), change to trigger of 12 (Sound Insulation details) and discharge of 16 (Bird and bat boxes) granted under reference 2018/2179/P dated 28/01/19 (for: demolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of a new building comprising ground plus basement and five upper floors for use as 29 no. dwellings (Class C3) and flexible Class A1/A2/A3/A4) AMENDMENTS namely minor internal alterations, reconfiguring residential entrance and retail units at ground floor level, reallocation wheelchair units, new windows.'*

The NMA included the following replacement planning conditions: 2 (approved drawings); 7 (suitable qualified engineer); 12 (sound insulation); and 16 (biodiversity enhancements).

A further NMA was approved to facilitate minor design amendments under application ref. 2019/5653/P dated 17 December 2019 for the following:

*'Proposal: Variation of condition 2 (approved plans) for a Non-Material Amendment to facilitate minor design amendments including relocation of commercial refuse store, front ground floor elevation alterations, window alterations, revised balcony glazing and provision of a discreet service ladder granted under reference 2018/2179/P dated 28/01/19, amended by application reference 2019/2320/P dated 06/08/2019 for demolition of existing buildings and ancillary structures (11 flats, A1 unit, A5 unit) and construction of new building*





comprising ground plus basement and five upper floors for use as 29 no. dwellings (Class C3) and flexible Class A1/A2/A3/A4 together with cycle parking, landscaping, refuse and associated works).

For reference, the condition to which details are submitted as part of this application state:

#### Condition 14 – Plant and Equipment

*'Prior to first use of the relevant part of the development, details of plant machinery shall be submitted to and approved in writing by the Local Planning Authority. The measures shall ensure that the external noise level emitted from plant/machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.'*

*Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from plant/mechanical installations/ equipment in accordance with Camden Local Plan policy A1.'*

The applicant seeks a full discharge of Condition 14. Alongside this Covering Letter we submit the following supporting documents:

Document Title	Drawing Number	Prepared by
Plant Noise Assessment	-	Cole Jarman
First Floor Roof Type 02 Roof Cowl Detail	864_A_370 T2	Burwell Architects
Firth Floor Terrace Acoustic Screen Detail	864_A_373 P1	
External Door and Louvre Schedule	864_C_1020 T1	
Internal Walls – wall type P9b	864_A_742 C1	
Mechanical services 4 <sup>th</sup> floor pipework layout	555-INT-ZZ-04-DR-M-1105 T3	
Level 5 L-Shaped Planter	4209/D04 A	Livingstone Eyre Associates
Acoustic Fence	4209/D19	
Acoustic Enclosures	4209/D20	
Original Equipment Manufacturers Published Data (Model EG-U3-D2)	-	Unity Acoustic Enclosures
Original Equipment Manufacturers Published Data (Model EG-U10-D4)	-	
Heating Technical Data (ERGA04-08DV)	-	Daikin
Quotation		Environgroup



A statutory application form has also been submitted with the document presented above.

An assessment of noise from the proposed plant has been undertaken to specify necessary mitigation measures, which include absorptive lining to plant rooms, acoustic louvres, acoustic enclosures and a screen, the locations and details for which are set out within the report and supporting drawings. With the mitigation measures in place, noise levels have been calculated to meet the agreed noise limits as set within Condition 14. We therefore consider that the requirements of the condition have been met and respectfully request that the condition be discharged accordingly.

[Redacted signature line]

I trust that the application is in order and look forward to receiving confirmation that it has been validated. If you have any queries or require any further information, please do not hesitate to contact me or my colleague Richard Ketelle [Redacted name]

Yours sincerely,

[Redacted signature block]

**Mia Scaggiante**  
Associate Director

Cc: Vabel Haverstock Limited  
Encl: As above