

1 Introduction and proposed amendment. This is an application under section 96A of the Town and Country Planning Act 1990 for a non-material amendment to planning permission 2015/6051/P. The permission granted was for the development of a single dwelling house which is approaching practical completion. The Applicant is the owner of the house and lives at the property. The proposed amendment to the approved scheme is for the relocation of a bike storage area and a services enclosure area located in the side passageway on the west elevation. Neither change has any greater impact on amenity for these two items when compared to the approved scheme.

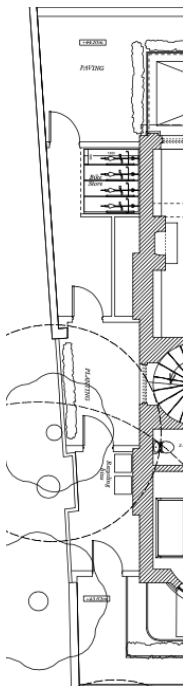
2 Application documents. Two drawings are submitted to show the proposed amendment in redline against the approved drawings. A plant noise impact assessment is submitted to show that the plant and equipment complies with Council policy.

3 The Property. 1 Norfolk Road lies on the north-western side of Norfolk Road. The property is not located within a conservation area and is not listed. To the east of the site at 1A Norfolk Road is a two-storey detached house which is also not within the conservation area, and to the west is 2 Norfolk Road which is listed and in a conservation area.

4 Relevant planning history. Permission **2012/2720/P** was an application for the erection of a 3 storey building double basement for use as a single-family dwellinghouse (Class C3). This was the subject of an appeal on 15 May 2012. Planning permission was granted on appeal on 18 July 2013 (app/X5210/A/13/2190084 - **attached**). Permission **2015/6051/P**, which the Applicant has implemented, was subject to the conditions listed in the appeal decision. Condition 12 to the appeal decision was that:

"12) Noise attributable to the operation of the plant and equipment hereby permitted when measured at 1-metre from external sensitive facades shall be at least 5dB(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) in which instance, the noise levels from that piece of plant/equipment at any external sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A)."

5 Proposed amendment. In the side passageway on the west elevation, permission was granted for secure cycle storage, and for a services enclosure shown in approved drawing ref: 104D (left below).

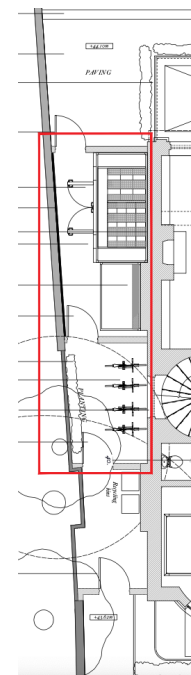


Approved drawing
Drawing ref: 104 D

Before practical completion of the approved scheme, the proposed amendment shown in drawing ref: 104 E (right) is to:

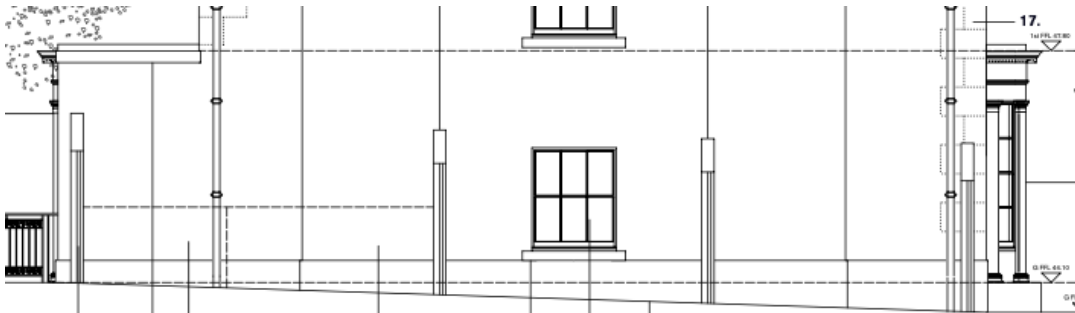
(a) move the position of the bike storage, within the side passageway, so that it is closer to the front gate and easier to access; and

(b) extend the services enclosure shown on plan into the area previously occupied by the bike store. The structure for the services enclosure would be powder-coated aluminium in white to match the render colour of the house.



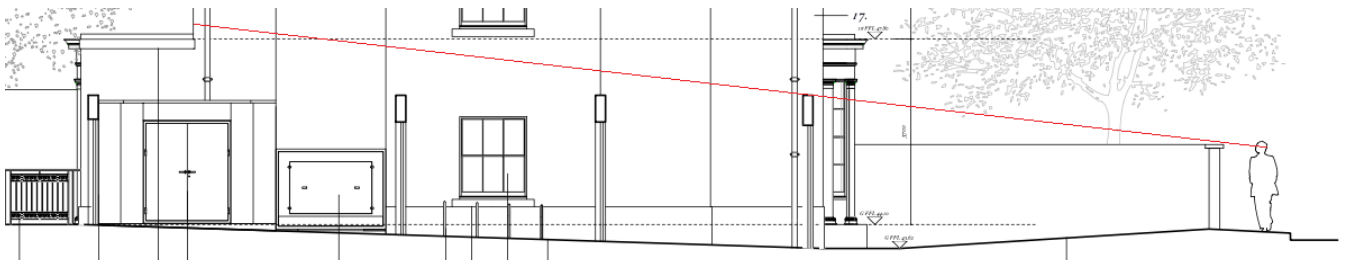
Proposed drawing
Drawing ref: 104 E (attached)

The approved drawing for the west elevation has dotted lines on it (drawing ref: 111 Rev D – see below). The reason is that the bike store and the services enclosure had not been fully designed when permission 2015/6051/P was granted.



Drawing ref: 111 D – approved drawing – west elevation

The proposed amendment involves the services enclosures being sited where the bike store was, and the bike store being moved along towards to the entrance to the side passageway:



Drawing ref: 111 E – proposed drawing – west elevation (attached)

The services enclosure is enclosed between two internal walls. Two walls separate the bike store and the bin area from the front gate. Neither the services enclosure, or the repositioned bike store, can be seen from the street on Norfolk Road, from the rear garden or from the side passageway of no.2 Norfolk Road.

6 Reason for the proposed amendment

Because the specification for plant and equipment had not been fully developed at the time of the 2013 appeal decision, the area indicated for the services enclosure needs to increase because the area shown on the approved drawing is not sufficient.

7 Consultation with Camden and neighbours

The Applicant spoke to Adam Greenhalgh (Duty Planner) on 2 March 2021 who advised that the application could be submitted as a section 96A application. The Applicant has consulted with his neighbours at no.2 Norfolk Road who have carried out an independent plant noise impact assessment for the proposed services enclosure. Both of their respective acoustic consultants have reviewed the proposals and independently reached the same conclusions on background noise levels and compliance with relevant standards.

8 Plant noise impact assessment

The attached assessment dated 22 March 2021 was carried out by EEC to check relocated plant would not have greater impact than the approved scheme. The EEC report concludes that, based on the traffic light metric adopted by the Council, a **Green** rating is achieved if the noise control equipment and measures specified at paragraph 7.03 in the report are installed and implemented.

9 Conclusion

The proposed amendment is a minor change to the approved scheme that has no greater impact in amenity terms than the approved scheme.

1 June 2021