

Application ref: 2021/0213/P
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Date: 1 July 2021

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

ADA GROUP
453 West Green Road
London
N15 3PW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
339 Kentish Town Road
London
NW5 2TJ

Proposal:
Installation of extract duct and plant equipment to rear elevation.

Drawing Nos: Location Plan, KT-1201-EPFP dated 12/01/2021, KT-1201-EPE dated 12/01/2021, KT-1201-EPRP dated 12/01/2021, Caice Circular Attenuators Specification, Noise Impact Assessment by KP Acoustics Ltd dated 04/03/2021, Helios 560mm Centrifugal Fan Specification, Purified Air UV-O Odour Control Unit Technical Specification, Purified Air Sitesafe Carbon Filters Specification and Purified Air ESP Specification

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 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

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Reason:

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA 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.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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.

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 Reasons for granting permission:

The application site contains a four-storey mid-terraced building with a ground floor commercial unit and residential flats on the upper floors. It is not within a conservation area nor the building is listed. The proposal includes the installation of an extract duct and plant equipment to rear elevation of host building.

An extract flue would be installed on the rear elevation of host building. The flue would then continue along the southern side of the flat roof of the existing rear extension and connect with proposed plant equipment. The upward flue would not be taller than the existing chimney stack and would be 1m above the highest window on the rear elevation. The extract flue and plant equipment would not block the views of the rear elevation windows and because the installations are at the rear of the host building, it would not harm the streetscene of Kentish Town Road. It is also observed that there are existing plant equipment installed in the rear of the terrace. As such, it is considered that the proposal would not be out of keeping with the character of the locality and harm the character and appearance of the hosting building.

One comment from the Kentish Town Road Action Group questioning the address of the application site was received. The officer has confirmed that the application site is 339 Kentish Town Road.

To mitigate potential odour and noise impacts, the plant equipment would include a Caice circular silencer, a 50mm thick acoustic panel system, odour control unit, and a carbon filter. The applicant has also submitted a Noise Impact Assessment prepared by KP Acoustic Ltd. The Council's Environmental Health officer has reviewed the application and raised no objection. The external noise level emitted from the plant equipment and anti-vibration measures would be secured by condition to safeguard the amenity of occupiers of the development site/ surrounding premises. It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; nor odour, noise and vibration.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the London Plan 2021 and the NPPF 2019.

3 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, 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.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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