

Application ref: 2021/0894/P
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Date: 5 August 2021

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Gerald Eve LLP
72 Welbeck Street
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Stephenson House
75 Hampstead Road
London
NW1 2PL

Proposal: Discharge of Condition 23 (proposed plant equipment and compounds) of 2018/0663/P granted on 02/07/2018 for refurbishment and extensions of existing office building together with 17 residential flats.

Drawing Nos: Statement by GLP Mechanical and Electrical Consulting Engineers; Roof Plant Noise Impact Assessment, prepared by 24 Acoustics; Mitsubishi Condenser Noise Ratings, prepared by GLP Mechanical and Electrical Consulting Engineers; Commercial Block Roof Level Combined Services Co-ordinated Services Layout (Drawing No. 8555-MALA-PR-RF-DR-X-7104 Rev. P00) prepared by MALA; Residential Block Roof Level Combined Services Co-ordinated Services Layout (Drawing No. 8555-MALA-PR-RF-DR-X-7106 Rev. P00) prepared by MALA; Plant Equipment Mechanical Specification and Technical Data Sheets; Mitsubishi Y Series Single Fan Product Information Sheet; and Mitsubishi AC Condenser Data Sheet.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for approval:

The submission includes full details (including plans, elevations, manufacturers specification and sections) of the proposed plant equipment and compounds as required in the planning condition wording. A Noise Impact Assessment has been prepared by 24 Acoustics, a qualified noise consultant and includes details of the external noise level emitted from plant/machinery/equipment and mitigation measures as required under the planning condition. The plant items would be installed on the north and south roof areas, and based on the acoustic calculations, it is demonstrated that with the recommended attenuation measures, the proposed plant will achieve the established acoustic criteria at the nearest noise sensitive properties (including perspective occupiers within the development and adjoining occupiers).

The Council's Noise Officer has assessed the proposal and considers them acceptable in Environmental Health terms.

Furthermore, the Council's Urban Design Officer has confirmed that the details submitted are sufficient to demonstrate that the details would safeguard the appearance of the premises and the character of the immediate area.

No third party comments were received regarding this application.

As such, the proposed details are in accordance with the requirements of policies A1, A4, D1 and D2 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 5 (screening), 6 (landscaping), 14 (cycle parking), 21 and 22 (sound insulation), 26 (biodiversity), 27 (lighting statement), 28 (solar panels), 29 (green roof), 31 (mechanical ventilation) and 32B (SuDs) of planning permission 2018/0663/P granted on 02/07/2018 are outstanding and require details to be submitted and approved.

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