

Application ref: 2019/4193/P
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Date: 19 January 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

Rich Architecture
25B Lloyd Baker Street
London
WC1X 9AT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
269 Camden High Street
London
NW1 7BX

Proposal:

Alteration to an existing butterfly roof to form a flat roof plus the installation of air-conditioning condenser units at roof level with associated ducting on the rear elevation
Drawing Nos: 549-P01, 549-P02, 549-P03, 549-P04, 549-PLOC, 549-P05-B, Noise Mitigation Notes (dated 31/03/2020), Environmental Noise Survey and Noise Impact Assessment Report 1265.00.PNA (dated 29/06/2020)

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 549-P01, 549-P02, 549-P03, 549-P04, 549-PLOC, 549-P05-B, Noise Mitigation Notes (dated 31/03/2020), Environmental Noise Survey and Noise Impact Assessment Report 1265.00.PNA (dated 29/06/2020)

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(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), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

- 5 Before the operation of the plant, the air-conditioning plant 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.

- 6 Before the operation of the plant, the recommendations of the acoustic report hereby approved regarding additional noise mitigation measures, including a sound-reducing glazing specification and an acoustic trickle ventilator, shall be carried out in order to achieve good internal noise levels, according to BS8233:2014, for the internal rooms.

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 Reasons for granting permission.

The existing butterfly roof will be replaced by the proposed flat roof. This flat roof is marginally above the existing valley roof profile parapet and is barely

visible from the rear; as such its scale and location does not harm the character of the host property or terrace of properties. The proposed roof form would be set down below the front elevation parapet to be screened from public view. The proposed roof alteration would sit within a terrace of similar roof alterations and as such would appear in character within this context.

The proposed air-conditioning (a/c) units would be relocated from the rear extension roof to the main flat roof. They would be mostly screened from view by the valley parapet and party walls and would be barely if at all visible in public views from Jamestown Road. As such they would not adversely harm the character and appearance of the host property and surrounding street scene. A duct would be installed on the rear elevation to connect the a/c units on the roof to the ground floor shop. Its size and length is modest; in the context of the nature of the rear of neighbouring properties which also have a clutter of pipes and units, it is considered that the duct would not harm the appearance of the property at this location.

As the a/c units are existing but relocated to a higher roof level, there should not be any additional harm to neighbouring amenity in terms of noise nuisance. The submitted acoustic report shows that there will be no adverse noise impact subject to measures to ensure no sound and vibration transmission to rooms below. Environmental Health officers have reviewed the scheme and are satisfied that no additional mitigation measures for air-borne noise are required. Conditions are attached to ensure noise and vibration levels comply with Council standards.

Given the modest scale of the proposed works, there would be no adverse amenity impacts on neighbouring properties in terms of loss of light and outlook.

No objection was received from neighbouring properties. The site's planning history was taken into account when determining this application.

As such, the proposed development is in general accordance with policies A1, A4 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2019.

- 2 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 London Borough of Camden 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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Re>

quirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319
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.

- 4 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).

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