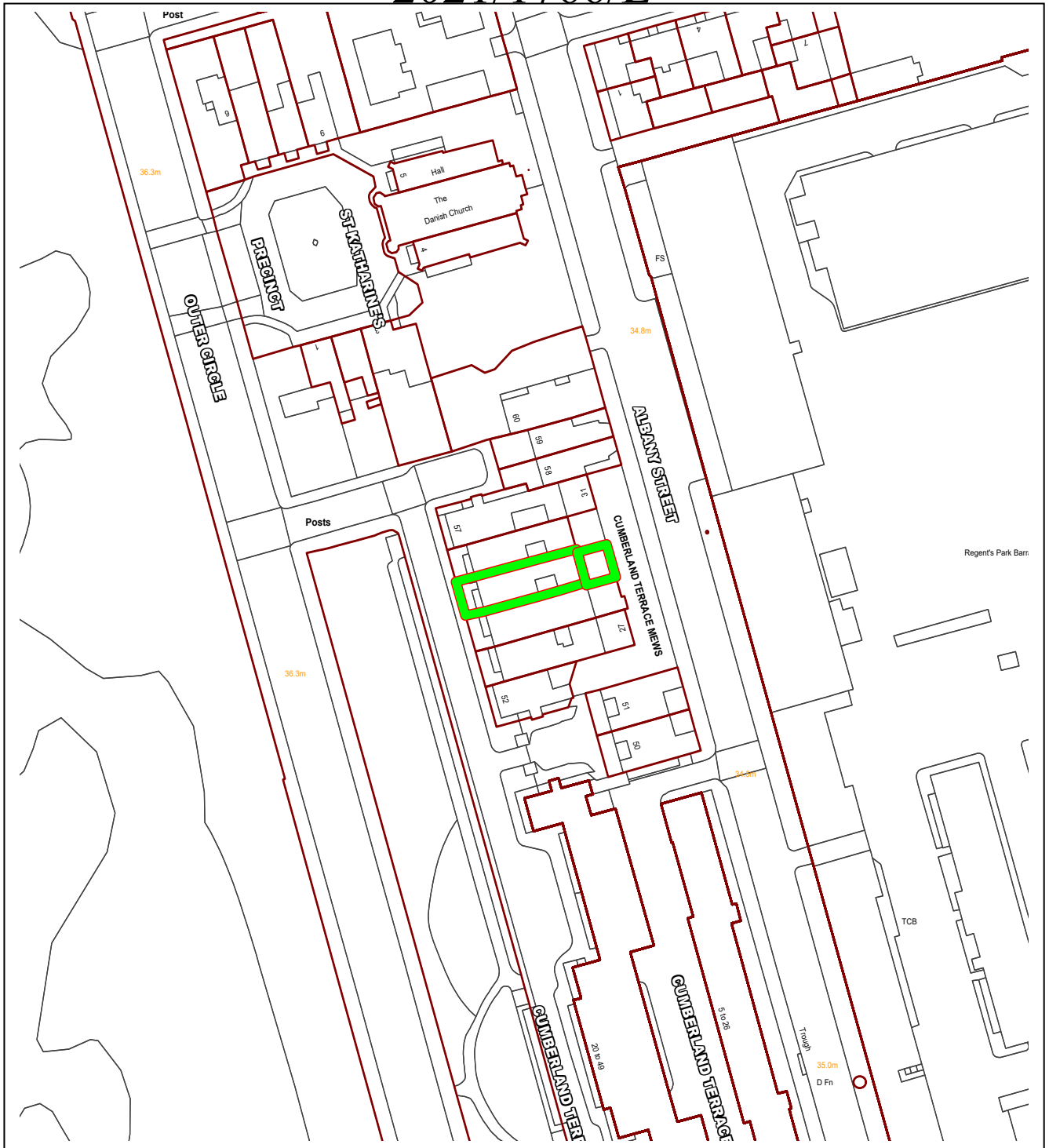


55 Cumberland Terrace 2021/1393/P 2021/1766/L



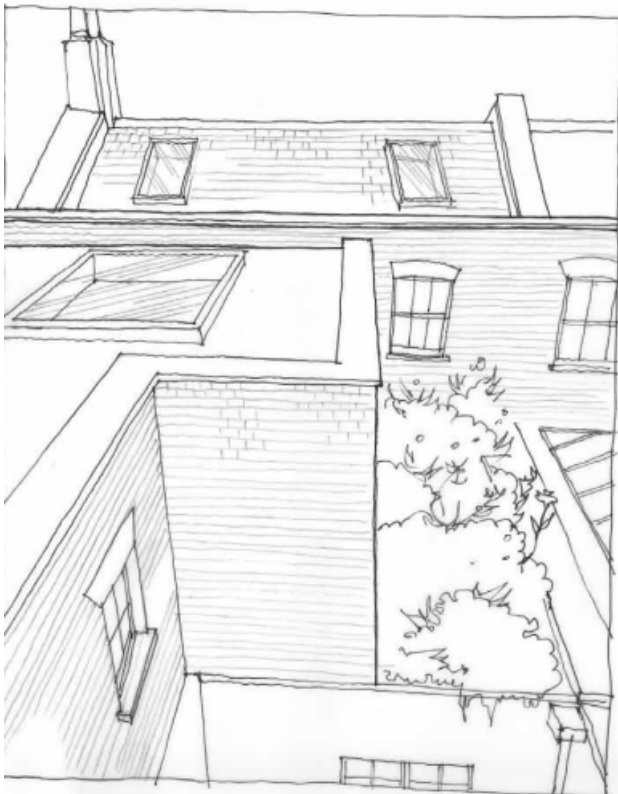
This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Site photographs

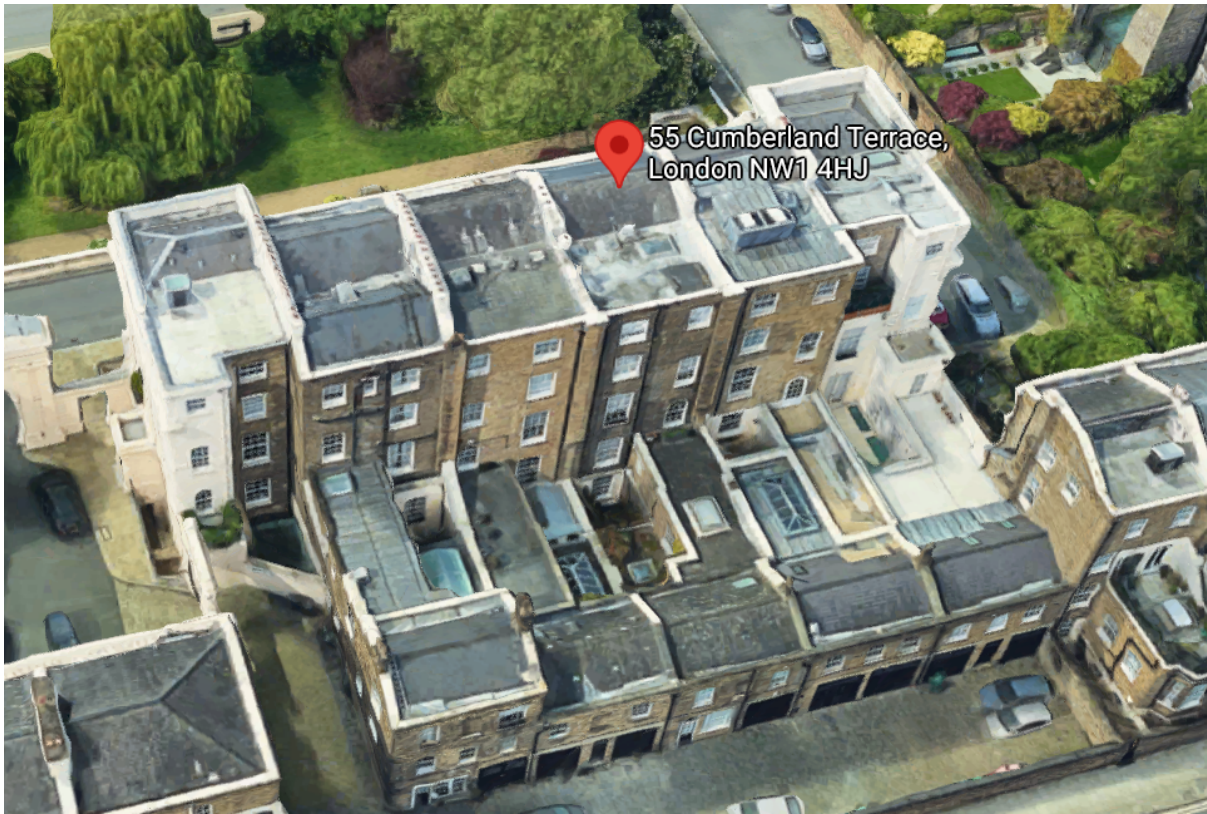
1. Existing rear elevation of 29 Cumberland Terrace Mews and link extension.



2. Sketch of proposed widening of rear link extension



3. Aerial view



Delegated Report (Members Briefing)		Analysis sheet N/A		Expiry Date: 07/06/2021	
				Consultation Expiry Date: 04/07/2021	
Officer				Application Number(s)	
Patrick Marfleet				2021/1393/P 2021/1766/L	
Application Address				Drawing Numbers	
55 Cumberland Terrace London NW1 4HJ				Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
i) Conversion of 55 Cumberland Terrace and 29 Cumberland Terrace Mews into single family dwelling (Class C3) with associated external alterations including installation of air-handling plant at roof level and enlargement of link extension to the rear.					
ii) Conversion of 55 Cumberland Terrace and 29 Cumberland Terrace Mews into single family dwelling (Class C3) with associated internal and external alterations including installation of air-handling plant at roof level.					
Recommendation(s):		Grant conditional planning permission and listed building consent			
Application Type:		Full Planning and Listed Building Consent Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice: displayed from 14/05/2021 - 07/06/2021 Press notice: displayed from 20/05/2021 - 13/06/2021 No comments received from neighbouring residents.			
Local Groups/External Consultees		Regents Park CAAC 1. The proposed enlarged ground floor infill to the rear is excessive in bulk in terms of the open space at the rear which was part of the original plan. It is also intrusive into the views out from the main house as there is evidence from Gloucester Gate that the views across the rear areas were recognized as of significance in the original plans. The addition also further harms the back elevation of the mews which the applicant's expert recognizes is of interest. 2. Object to the insertion of the roof-lights in the mews roof which is visible from Albany Street, as these interrupt the currently plain unspoiled roof, and are not necessary given the proposed opening up			

of the roof internally.

3. Proposed air con – we welcome the serious attention paid to Camden’s policy (see Air cooling report, Energy intent statement, and heat gains and losses figures), but need to see heat gains are not balanced by heat loss through natural ventilation to justify the energy use in the proposed air-con installation.

Officer response

1. See section 2.3 below for an assessment of the heritage impacts of the proposals.
2. See section 2.3 below.
3. See section 2.6 below.

Historic England

On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation advisers, as relevant.

Site Description

The application site relates to four storey plus basement Grade 1 listed building (55 Cumberland Terrace, and a two storey mews building located to the rear (29 Cumberland Terrace Mews). Both properties are located within the Regent’s Park Conservation Area.

Relevant History

Application site

2020/5262/P & 2020/5614/L - Conversion of 55 Cumberland Terrace and 29 Cumberland Terrace Mews into single family dwelling (Class C3) with associated internal and external alterations including installation of air-handling plant at roof level. **Approved 03/03/2021.**

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

- A1 Managing the impact of development
- D1 Design
- D2 Heritage
- H3 Protecting existing homes
- T1 Prioritising walking, cycling and public transport

Camden Planning Guidance 2018/2019

- CPG Design
- CPG Amenity

Regent's Park conservation area appraisal and management strategy 2011.

Assessment

Background

Planning permission and listed building consent were granted in March 2021 (2020/5262/P & 2020/5614/L) for the conversion of 55 Cumberland Terrace and 29 Cumberland Terrace Mews into a single family dwelling (Class C3) with associated internal and external alterations. The proposed alterations included as part of the current applications match those of the two recently approved applications at the site. The only change from the approved applications is the proposed widening of the existing link extension to the rear of the site by an additional 1.6m which the current applications now seek planning permission and listed building consent for.

1 Proposal

- 1.1 Planning permission and listed building consent is sought for the conversion of 55 Cumberland Terrace and 29 Cumberland Terrace Mews to create a single residential unit.
- 1.2 The proposed conversion works include a series of minor internal and external alterations including the installation of air conditioning plant at main roof level, installation of 4 x rooflights on the roof of the mews building along with two transom lights to be installed in the garage door, and the creation of an enlarged link extension to the rear at upper ground floor level.

2 Assessment

2.1 The material considerations for this application are as follows:

- Land Use
- Design and Conservation
- Amenity of neighbouring residential occupants
- Transport
- Sustainability

2.2 Land use

2.2.1 Policy H3 (protecting existing homes) of the Local Plan states that the net loss of one home is acceptable when two dwellings are being combined into a single dwelling, as such developments can help families to grow without having to move. The current proposal seeks to combine the main house (No.55) with the existing mews building to the rear (No.29). The mews building would have once formed part of the main house but this arrangement has been altered over the years and the mews building is currently a self-contained residential unit. Therefore, as the proposed conversion would only result in the net loss of one home, no objection is raised to the proposals in land use terms.

2.3 Design and conservation

2.3.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

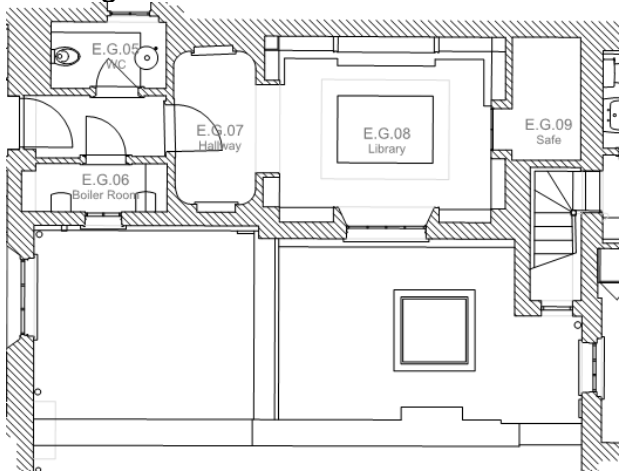
2.3.2 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, requires special attention to be paid to the desirability of preserving the building's setting or any features of special architectural or historic interest. In considering developments affecting a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

External alterations

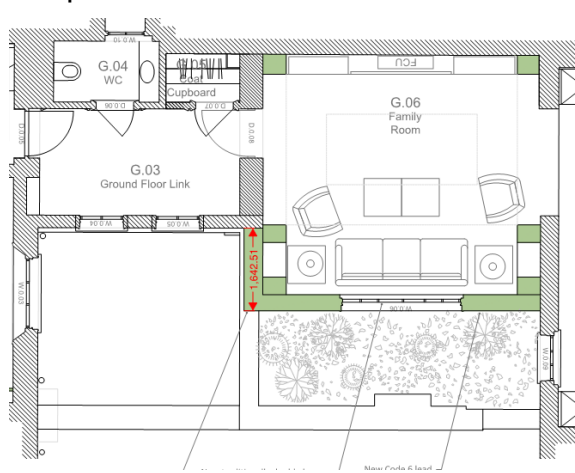
2.3.3 At roof level, the proposed air-handling plant is to be sited well back from the rear edge of the roof and would be screened by the existing pitched roof to the front. The submitted drawings showing long range views of the site demonstrate that the proposed plant equipment would not be visible from the public realm and would therefore not cause harm to the character of the host building or the appearance of the surrounding conservation area. The installation of four conservation style roof lights on the roof of the mews building, as well as two transom windows in the existing garage door, are considered minor alterations that would not cause harm to the historic significance of the host building.

2.3.6 The current proposals seek to widen the ground floor rear link extension at the site to the depth of the existing staircase enclosure to the mews building (see images below). This widening of the extension is considered to represent a minor alteration that would retain the historic relationship between the principal dwelling (No.55) and mews building to the rear. Furthermore, officers note the prevalence of similar sized or larger link extensions to neighbouring properties in the terrace. As such, the proposed extension is not considered to cause harm to the appearance or special historic interest of the host building, wider terrace and surrounding conservation area.

Existing



Proposed



Internal alterations

2.3.7 The application site is a Grade-I-listed palatially composed terraced stucco house of 1827 by Nash. It makes a positive contribution to the Regents Park Conservation Area. Opening up works have revealed that, while its plan form remains generally correct, and its main staircase survives, much of the remainder of the interior is modern fabric. Some of the principal rooms have RSJs running below their ceilings to support the floors above. To the rear is a yard and a two storey link structure connecting the house to a mews house.

2.3.8 The proposals at basement level would see the infilling of part of the back wall of the mews, returning it to a discrete space. Other alterations relate to non-original partitions and are considered acceptable. On the ground floor, again, the proposed changes relate to modern fabric and generally tend to reinstate the historic plan form, which is welcomed. At first-floor level, no plan changes are proposed other than harmful down-stand beams are to be removed from the principal room, while a lowered ceiling will be removed from the back room to reinstate its proportions. On the second and third floors, non-original partitions are reordered and the secondary stair is to be replaced with a more appropriate design, which is considered acceptable.

2.3.9 The current proposals offer several heritage benefits: downlights are to be removed throughout the site, while modern, inappropriately styled doors, joinery, cornices, finishes, etc, are to be replaced with period-appropriate work. Most importantly, girders crossing the ceilings of principal spaces are to be removed. The vaults are to be left untouched, apart from the installation of plant. Plan form remains intact and historic fabric, where it survives, such as the staircase, is retained. As such, no harm has been identified and the proposals are thus considered to preserve and enhance the special historic

significance of the listed building.

2.3.10 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16, s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.

2.4 Amenity of neighbouring residential occupants

2.4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

Light and outlook

2.4.2 The proposed alterations would not cause harm to neighbouring amenity in terms of loss of light or outlook. The side window of the extended link structure would replace an existing window at this level and is not considered to exacerbate current levels of overlooking as a result.

Noise

2.4.3 The submitted acoustic report has been reviewed by the Council's environmental health officer who has confirmed the proposed AC units would comply with the minimum noise standards of the Local Plan, subject to conditions.

2.4.4 Given the above, the proposals are considered to have an acceptable impact on neighbouring amenity.

2.5 Transport

2.5.1 The application site is located on a private road which is managed by the Crown Estate who have their own parking permit scheme. As such, the Council are unable to secure the development as car free.

2.6 Sustainability

2.6.1 With regard to the proposed air conditioning equipment, the applicant has submitted a statement to demonstrate compliance, where possible, with the London Plan cooling hierarchy. The statement details a number of measures that have been taken to reduce internal heat gains such as: Low energy lights throughout, insulated and sealed heat generation and heat distribution equipment (boilers, hot water cylinder pipework) and high efficiency white goods. However, given the listed status of the building it has not been possible to incorporate a number of the measures with the hierarchy such as reducing the amount of heat entering a building or increasing passive ventilation. As such, active cooling is proposed including a mechanical cooling system will be an air-source heat pump multi-split VRF system with high efficiency A-rated condenser units and variable speed compressors. Officers are therefore satisfied that all preferred measures within the cooling hierarchy have been incorporated and that the proposed AC equipment is broadly in line with Policy CC2.

3 Recommendation

3.1 Grant conditional planning permission and listed building consent.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 9th August 2021, nominated members will

advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/1766/L
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 3 August 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

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
55 Cumberland Terrace
London
NW1 4HJ

DECISION

Proposal:

Conversion of 55 Cumberland Terrace and 29 Cumberland Terrace Mews into single family dwelling (Class C3) with associated internal and external alterations including installation of airhandling plant at roof level.

Drawing Nos: E 000, E 001 A, E 000, E 002 A, E 003 A, E 004 A, 2001 E 005 A, E 006, E 007, E 1000, P 001 A, 2001 E 000 C, 2001 P 002 C, 2001 P 003 B, 2001 P 004 A, 2001 E 000, 2001 P 005 A, 2001 P 006 B, 2001 P 007 C, 2001 D 001 D, 2001 E 000 B, 2001 D 002 B, 2001 D 003 B, 2001 D 004 A, 2001 E 000, 2001 D 005 B, 2001 D 006 B, 2001 D 007 B, 2001 P 200 A, 2001 E 000 B, 2001 P 201 B, 2001 P 300, 2001 E 000, 2001 P 301 A, 2001 P 302 B, 2001 P 400, 2001 P 500 A, 2001 P 501 B, 2001 2001, 2001 2100, 2001 2101, 2001 2102, 2001 2200, 2001 2300, 2001 3100, 2001 3001, 2001 3002, 2001 3003, 2001 3004, 2001 3005, 2001 3006, 2001 3007, 2001 3008, 2001 3009, 2001 3010, 2001 3011, 2001 3012, 2001 3013, 2001 301 B, 2001 310, 2001 311, 2001 312 A, 11188-01 B, 11188-02 B, 11188-03 C, 11188-04 C, 11188-05 B, 11188-06 B, 11188-07 B, 11188-08 B, 11188-09 B, 11188-010 B, 11188-011 B, 11188-012 B, XX-LG-DR-S-1099 P2, XX-GF-DR-S-1100 P2, XX-GF-DR-S-1101 P2, XX-01-DR-S-1102 P1, XX-02-DR-S-1103 P1, XX-02-DR-S-1104 P2, 6618 MEP103 P4, 6618 MEP104 P2, 6618 MEP105 P2, 6618 MEP106 P2, 6618 S101 P1, 6618 M101, 6618 M102 P5, 6618 M103 P4, 6618 M104 P4, 6618 M105, 6618 M106 P5,

6618 M107 P5, 6618 M108 P6, 6618 M109 P2, 6618 M110 P2, 6618 M111 P2, 6618 M112 P2, 6618 M113 P2, 6618 M114 P2, 6618 E108 P1, 6618 PH101 P5, 6618 PH102 P5, 6618 PH103 P5, 11188-15 A, 11188-14 C, 11188-13 D, KUT Cooling Hierarchy dated 6 November 2020, Plant Noise Assessment 27769/PNA1, Planning and Heritage Statement March 2021, M&E Residential Services Strategy 6618, Daylight Sunlight Report 87970/46/DTO/SMM, Design and Access Statement Rev A.

The Council has considered your application and decided to grant subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: E 000, E 001 A, E 000, E 002 A, E 003 A, E 004 A, 2001 E 005 A, E 006, E 007, E 1000, P 001 A, 2001 E 000 C, 2001 P 002 C, 2001 P 003 B, 2001 P 004 A, 2001 E 000, 2001 P 005 A, 2001 P 006 B, 2001 P 007 C, 2001 D 001 D, 2001 E 000 B, 2001 D 002 B, 2001 D 003 B, 2001 D 004 A, 2001 E 000, 2001 D 005 B, 2001 D 006 B, 2001 D 007 B, 2001 P 200 A, 2001 E 000 B, 2001 P 201 B, 2001 P 300, 2001 E 000, 2001 P 301 A, 2001 P 302 B, 2001 P 400, 2001 P 500 A, 2001 P 501 B, 2001 2001, 2001 2100, 2001 2101, 2001 2102, 2001 2200, 2001 2300, 2001 3100, 2001 3001, 2001 3002, 2001 3003, 2001 3004, 2001 3005, 2001 3006, 2001 3007, 2001 3008, 2001 3009, 2001 3010, 2001 3011, 2001 3012, 2001 3013, 2001 301 B, 2001 310, 2001 311, 2001 312 A, 11188-01 B, 11188-02 B, 11188-03 C, 11188-04 C, 11188-05 B, 11188-06 B, 11188-07 B, 11188-08 B, 11188-09 B, 11188-010 B, 11188-011 B, 11188-012 B, XX-LG-DR-S-1099 P2, XX-GF-DR-S-1100 P2, XX-GF-DR-S-1101 P2, XX-01-DR-S-1102 P1, XX-02-DR-S-1103 P1, XX-02-DR-S-1104 P2, 6618 MEP103 P4, 6618 MEP104 P2, 6618 MEP105 P2, 6618 MEP106 P2, 6618 S101 P1, 6618 M101, 6618 M102 P5, 6618 M103 P4, 6618 M104 P4, 6618 M105, 6618 M106 P5, 6618 M107 P5, 6618 M108 P6, 6618 M109 P2, 6618 M110 P2, 6618 M111 P2, 6618 M112 P2, 6618 M113 P2, 6618 M114 P2, 6618 E108 P1, 6618 PH101 P5, 6618 PH102 P5, 6618 PH103 P5, 11188-15 A, 11188-14 C, 11188-13 D, KUT Cooling Hierarchy dated 6 November 2020, Plant Noise Assessment 27769/PNA1, Planning and Heritage Statement March 2021, M&E Residential Services Strategy 6618, Daylight Sunlight Report 87970/46/DTO/SMM, Design and Access Statement Rev A.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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

Chief Planning Officer

DRAFT

DECISION

Application ref: 2021/1393/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Email: Patrick.Marfleet@camden.gov.uk
Date: 3 August 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Montagu Evans
70 St Mary Axe
London
EC3A 8BE
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

55 Cumberland Terrace
London
NW1 4HJ

Proposal:

Conversion of 55 Cumberland Terrace and 29 Cumberland Terrace Mews into single family dwelling (Class C3) with associated external alterations including installation of air-handling plant at roof level and enlargement of link extension to the rear.

Drawing Nos: E 000, E 001 A, E 000, E 002 A, E 003 A, E 004 A, 2001 E 005 A, E 006, E 007, E 1000, P 001 A, 2001 E 000 C, 2001 P 002 C, 2001 P 003 B, 2001 P 004 A, 2001 E 000, 2001 P 005 A, 2001 P 006 B, 2001 P 007 C, 2001 D 001 D, 2001 E 000 B, 2001 D 002 B, 2001 D 003 B, 2001 D 004 A, 2001 E 000, 2001 D 005 B, 2001 D 006 B, 2001 D 007 B, 2001 P 200 A, 2001 E 000 B, 2001 P 201 B, 2001 P 300, 2001 E 000, 2001 P 301 A, 2001 P 302 B, 2001 P 400, 2001 P 500 A, 2001 P 501 B, 2001 2001, 2001 2100, 2001 2101, 2001 2102, 2001 2200, 2001 2300, 2001 3100, 2001 3001, 2001 3002, 2001 3003, 2001 3004, 2001 3005, 2001 3006, 2001 3007, 2001 3008, 2001 3009, 2001 3010, 2001 3011, 2001 3012, 2001 3013, 2001 301 B, 2001 310, 2001 311, 2001 312 A, 11188-01 B, 11188-02 B, 11188-03 C, 11188-04 C, 11188-05 B, 11188-06 B, 11188-07 B, 11188-08 B, 11188-09 B, 11188-010 B, 11188-011 B, 11188-012 B, XX-LG-DR-S-1099 P2, XX-GF-DR-S-1100 P2, XX-GF-DR-S-1101 P2, XX-01-DR-S-1102 P1, XX-02-DR-S-1103 P1, XX-02-DR-S-1104 P2, 6618 MEP103 P4, 6618 MEP104 P2, 6618 MEP105 P2, 6618 MEP106 P2, 6618 S101 P1, 6618 M101, 6618 M102 P5, 6618 M103 P4, 6618 M104 P4, 6618 M105, 6618 M106 P5, 6618 M107 P5, 6618 M108 P6, 6618 M109 P2, 6618 M110 P2, 6618 M111 P2, 6618 M112 P2, 6618 M113 P2, 6618 M114 P2, 6618 E108 P1, 6618 PH101 P5, 6618 PH102 P5, 6618

PH103 P5, 11188-15 A, 11188-14 C, 11188-13 D, KUT Cooling Hierarchy dated 6 November 2020, Plant Noise Assessment 27769/PNA1, Planning and Heritage Statement March 2021, M&E Residential Services Strategy 6618, Daylight Sunlight Report 87970/46/DTO/SMM, Design and Access Statement Rev A.

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 and D2 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: E 000, E 001 A, E 000, E 002 A, E 003 A, E 004 A, 2001 E 005 A, E 006, E 007, E 1000, P 001 A, 2001 E 000 C, 2001 P 002 C, 2001 P 003 B, 2001 P 004 A, 2001 E 000, 2001 P 005 A, 2001 P 006 B, 2001 P 007 C, 2001 D 001 D, 2001 E 000 B, 2001 D 002 B, 2001 D 003 B, 2001 D 004 A, 2001 E 000, 2001 D 005 B, 2001 D 006 B, 2001 D 007 B, 2001 P 200 A, 2001 E 000 B, 2001 P 201 B, 2001 P 300, 2001 E 000, 2001 P 301 A, 2001 P 302 B, 2001 P 400, 2001 P 500 A, 2001 P 501 B, 2001 2001, 2001 2100, 2001 2101, 2001 2102, 2001 2200, 2001 2300, 2001 3100, 2001 3001, 2001 3002, 2001 3003, 2001 3004, 2001 3005, 2001 3006, 2001 3007, 2001 3008, 2001 3009, 2001 3010, 2001 3011, 2001 3012, 2001 3013, 2001 301 B, 2001 310, 2001 311, 2001 312 A, 11188-01 B, 11188-02 B, 11188-03 C, 11188-04 C, 11188-05 B, 11188-06 B, 11188-07 B, 11188-08 B, 11188-09 B, 11188-010 B, 11188-011 B, 11188-012 B, XX-LG-DR-S-1099 P2, XX-GF-DR-S-1100 P2, XX-GF-DR-S-1101 P2, XX-01-DR-S-1102 P1, XX-02-DR-S-1103 P1, XX-02-DR-S-1104 P2, 6618 MEP103 P4, 6618 MEP104 P2, 6618 MEP105 P2, 6618 MEP106 P2, 6618 S101 P1, 6618 M101, 6618 M102 P5, 6618 M103 P4, 6618 M104 P4, 6618 M105, 6618 M106 P5, 6618 M107 P5, 6618 M108 P6, 6618 M109 P2, 6618 M110 P2, 6618 M111 P2, 6618 M112 P2, 6618 M113 P2, 6618 M114 P2, 6618 E108 P1, 6618 PH101 P5, 6618 PH102 P5, 6618 PH103 P5, 11188-15 A, 11188-14 C, 11188-13 D, KUT Cooling Hierarchy dated 6 November 2020, Plant Noise Assessment 27769/PNA1, Planning and Heritage Statement March 2021, M&E Residential Services Strategy 6618, Daylight Sunlight Report 87970/46/DTO/SMM, Design and Access Statement Rev A.

Reason:

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

- 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.

- Before the use commences, the [extract ventilating system] [air-conditioning plant] shall be provided with [acoustic isolation], [sound attenuation] [and anti-vibration measures] in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 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).
- 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.
- 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

Chief Planning Officer

DRAFT

DECISION