

Application ref: 2021/2594/P
Contact: Alan Wito
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Date: 27 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/planning

WSP in the UK
70 Chancery Lane
London
WC2A 1AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
17-21 Camden Road
London
NW1 9LJ

Proposal: Installation of two condensing units and one air source heat pump to main roof with associated internal alterations.

Drawing Nos: 01 AP 0000 001 Rev P02; 01 AP 0010 001; 01 AP 0010 002; 01 AP 0010 004; 01 AP 0010 101; 01 AP 0010 102; 01 AP 0010 103; 01 AP 0010 104; 01 AP 0020 001; 01 AP 0020 002; 01 AP 0030 001; 01 AP 0030 002; 01 AP 0030 101; 01 AP 0030 102; Schedule of Works (dated 2021.04.21); Acoustic Report (Ref: 70085113 May 2021);

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 policies 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:

01 AP 0000 001 Rev P02; 01 AP 0010 001; 01 AP 0010 002; 01 AP 0010 004; 01 AP 0010 101; 01 AP 0010 102; 01 AP 0010 103; 01 AP 0010 104; 01 AP 0020 001; 01 AP 0020 002; 01 AP 0030 001; 01 AP 0030 002; 01 AP 0030 101; 01 AP 0030 102; Schedule of Works (dated 2021.04.21); Acoustic Report (Ref: 70085113 May 2021);

The development hereby permitted shall be carried out in accordance with the approved plans listed in schedule [inset name or number of schedule of plans]

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 the machinery operating 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 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration 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 application building is a supermarket located on the corner of Camden Street and Camden Road. The building itself is recognised as a prominent example of Nicholas Grimshaw's High Tech style which centres on revealing the construction techniques used rather than hiding them away and as such

has been listed at Grade II with the neighbouring Grand Union Walk. It also lies in Regent's Canal Conservation Area.

Permission is sought for the installation of new plant and associated equipment on the roof as well as internal alterations.

Externally the new rooftop plant and services will be located in the lower central section of the roof and will therefore be screened from views from the surrounding streets and properties immediately neighbouring the site.

The submitted acoustic assessment concludes that noise emissions from the proposed plant units will not have an adverse impact on the nearest residential receivers and this view is shared by Camden's Environmental Health team.

The alterations to the interior consist of the installation of new equipment in the plant room and reconfiguring the first floor space. This internal space affected is of limited importance to the special interest of the listed building and the proposed alterations could be easily reversed.

Public consultation was undertaken by means of a site and press notice but no responses have been received. Regent's Canal CAAC were also consulted but did not respond.

The proposed works preserve the appearance of the building and therefore cause no harm to the special interest of Regent's Canal Conservation Area, the Grade II listed building and the setting of neighbouring listed buildings. The amenity of neighbouring properties will be unaffected.

The site's planning history was taken into account when arriving at this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies A1 (Managing the impact of development), A4 (Noise and Vibration), D1(Design), D2 (Heritage), the London Plan 2021 and NPPF 2021.

- 2 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).
- 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 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.
- 5 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 6 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)

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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 2021.

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 be 'DRP', is written over a faint rectangular stamp.

Daniel Pope
Chief Planning Officer