

Application ref: 2021/3020/P  
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Date: 2 September 2021

**Development Management**  
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Square Feet Architects  
95 Bell Street  
London  
NW1 6TL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**45 New Compton Street  
London  
WC2H 8DF**

Proposal:

Details required by conditions 11 (parts a and b - land contamination), 12 (plant noise), 15 (internal noise levels) and 16 (green roof) of planning permission ref. 2018/1890/P (03/04/2020) for infill of existing undercroft carpark to create 5 new Class C3 flats with office space fronting New Compton Street; erection of single storey 2-bed Class C3 dwelling house on side open parking area; erection of single storey roof extension on main block to provide 3 Class C3 units including associated lift shaft extension to front elevation; installation of plant at ground floor and main roof levels.

Drawing Nos:

PHASE 3 REMEDIATION STRATEGY (Rev 01 - August 2021), prepared by terrafirma (south), dated July 2021; GROUND INVESTIGATION REPORT, prepared by terrafirma (south), dated March 2021; Noise impact assessment (prepared by Venta Acoustics, dated 11 October 2018); 1720\_D\_04; Bauder Extensive Biodiversity Green Roof Maintenance - Product Data Sheets received 21/06/2021; Letter re:Condition 15 - lift noise prepared by Venta Acoustics (Dated 11 February 2021)

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

Informative(s):

1 Reasons for granting-

Information pursuant to condition 11 has been reviewed by the Council's Environmental Health (Land Contamination) officer who, following several requests for further information and clarification, is satisfied that parts A and B can be discharged. It is noted that the condition in its entirety cannot be discharged until post construction when the remediation has been undertaken, verified, reported and approved. The Council will expect to see photographic evidence of the installation of the suspended slab and not just evidence of the gas proof membrane. Verification of the gas protection measures must be undertaken by a suitably qualified person.

Compliance with condition 12 has been demonstrated in the acoustic submission which identifies the relationship between the proposed plant equipment at first and fifth floor roof levels and sensitive receptors of neighbouring properties. Due to the close proximity of the units to neighbouring windows / skylights, it has been recommended that all ASHP units are fully enclosed and plant and ductwork should be fitted with anti-vibration mounts.

The cumulative noise emission levels from the proposed plant have been adequately assessed to be compliant with the plant noise emission limits, with necessary mitigation measures specified. The proposed scheme is not expected to have a significant adverse noise impact.

The submitted information demonstrates adequate design parameters for the lift extension that would ensure the noise levels set out in Condition 15 are complied with.

The Council's Environmental Health (noise) officer has reviewed the information and is satisfied that Condition 12 can be complied with and condition 15 can be discharged.

In terms of condition 16, the submitted information demonstrates that the proposed green roof of the ground floor level extension would incorporate sufficient substrate depth (80mm) and diversity of planting species to ensure longevity and good visual amenity.

Three objections have been received prior to determination. Two of the objections relate to issues that were assessed as part of the original application and cannot be considered as part of this Approval of Details application, namely cumulative construction noise in the local area and loss of light resulting from an additional storey. The third objection relates to suspected inaccuracies in the background noise level included in the submitted noise report owing to neighbouring plant equipment operating without its acoustic shrouding. The Council's Environmental Health officer has considered the concern and finds no merit in the objection as the existing noise climate has been accurately accounted for and it is not the applicant's responsibility to know the status of plant equipment on neighbouring buildings. Furthermore, the noise predictions are comfortably within acceptable limits.

The full impact of the scheme has already been assessed. The proposed

details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

As such the proposed details would be in general accordance with policies G1, D1, D2, A1, A2, A3, A4, CC1, CC2 and CC3 of the Camden Local Plan 2017.

- 2 You are reminded that conditions 4, 5, 6, 8, 9, 10 and 11 (post-implementation written report only) of planning permission ref. 2018/1890/P dated 03/04/2020 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 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 read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer