

Application ref: 2021/3982/P  
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Date: 9 November 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Attol  
Attol Ltd  
Studio 17  
16 Porteus Place  
London  
SW4 0AS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**188 Iverson Road  
London  
NW6 2HL**

Proposal: Additions and alterations to existing single storey Office Block to include extensions to the side and relocation of 4 x air conditioning units.

Drawing Nos: Site Location Plan; 2369 PL 11 Rev A; 2369 PL 12 Rev A; 2369 PL 13 Rev A; 2369 PL 01 Rev A; 2369 PL 02 Rev A; 2369 PL 03 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 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: Site Location Plan; 2369 PL 11 Rev A; 2369 PL 12 Rev A; 2369 PL 13 Rev A; 2369 PL 01 Rev A; 2369 PL 02 Rev A; 2369 PL 03 Rev A;

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.

Informative(s):

- 1 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.
- 2 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](http://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.

- 3 Reasons for granting permission:

This application relates to a single storey building to the rear of the site, set away from the neighbouring buildings. The site is located within the Fortune Green and West Hampstead Neighbourhood Area.

The proposal seeks a small extension to this building to add a further 32sqm of office floorspace. No additional height is proposed to be added and the extensions to the side elevation would infill existing projections but would all be set off the existing boundary fence line. A set of double doors are also proposed to the southern elevation. The works would also move four existing AC units to the northern corner of the building.

The relocation of the existing plant has been assessed by the Council's Environmental Health officer and is considered acceptable. The plant is existing and whilst it is moved closer to the residential properties to the north, these are still located over 26m away and therefore, subject to a noise condition, there would be no objection to their relocation.

The proposed extensionS would have limited impact on the host building, the wider site and the wider context. They would not be any higher than the existing building and the extension would maintain a gap between the fence and the neighbouring garden. Due to the the location of the extensions, their size and the limited visibility, the changes are therefore considered acceptable in terms of their impact on the host building and wider area.

Due to the nature of the proposed works as well as their location, the works are not considered to result in harm to the amenity of neighbouring occupants in terms of sense of enclosure, overlooking, loss of privacy or loss of daylight/sunlight. As such, the proposal is in accordance with policy A1 of the Camden Local Plan 2017.

No objections have been received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance policies A1, A4, D1 and D2 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer