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Dear Obote Hope

62 AVENUE ROAD, LONDON, NW8 6HT
APPLICATION FOR THE DISCHARGE OF CONDITION 5 OF PLANNING CONSENT 2019/5573/P

On behalf of the applicant, Savills have been instructed to prepare and submit an application providing details required to discharge Condition 5 of planning consent 2019/5573/P dated 1st May 2020.

Background

Planning permission was granted on the 15th March 2017 (2016/4931/P) for the following development:

“Erection of a 2 storey, single family dwellinghouse (Class C3) with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse”.

A Section 73 application for the variation of condition 2 (approved plans) was subsequently approved on 18th October 2019 (2019/3045/P) which allowed for alterations to the footprint, fenestration and elevational details of the building. A further Section 73 application for alterations to the basement was approved on the 1st May 2020 (2019/5573/P).

Planning permission 2019/5573/P included a number of conditions requiring the submission of details to be formally approved by the Council prior to work starting on the relevant parts of the development. Following the implementation of the planning consent (following the discharge of pre-commencement planning conditions) the works have now progressed to a stage where these further details are now required. This application seeks to discharge condition 5 of the planning consent.

The Applicant also has a live Non Material Amendment Application and Minor Material Amendment Application on the site which were both submitted alongside this condition discharge application, it is requested that the details of this condition are carried over to the live MMA Application (Planning Portal Ref. PP-10385528).

In support of this discharge of condition application, and in addition to this planning cover letter, please find enclosed the following information:

- **Approved Planning decision notice (2019/5573/P)** (containing the condition which is sought to be discharged); and
- **Noise Impact Assessment**, prepared by Clarke Saunders;

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Condition 5

Condition 5 states the following:

5 Prior to use of any external mechanical plant at the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate.

The measures shall ensure that the external noise level emitted 3 from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

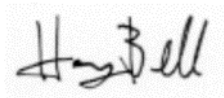
Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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

Accordingly, and in pursuant to Condition 5, a Noise Impact Assessment, prepared by Clarke Saunders is submitted. The Noise Assessment establishes the background noise levels and demonstrates that the plant with the highlighted attenuation will meet the requirement of the condition to operate at 10dB below the background noise when measured at the nearest neighbouring noise receptors.

In light of the above, it is considered that the Noise Assessment fully satisfies the requirements of Condition 5, therefore I trust this is sufficient to discharge the condition attached to planning permission 2019/5573/P. Should you require any further information at this stage, please do not hesitate to contact me of the details at the head of this letter.

Yours Sincerely,



Henry Bell
Savills Planning

CC Adam Hunter
Enc. As above