

Application ref: 2021/0190/P
Contact: Jennifer Dawson
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Date: 17 December 2021

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

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SM Planning
80-83 Long Lane
London
EC1A 9ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**10 Ferncroft Avenue
London
NW3 7PH**

Proposal:

Installation of an air conditioning unit in acoustic enclosure and associated timber screen in the rear garden.

Drawing Nos: 18107-LP-00 Location and Site Plan;

Prefix 18107-AC-: PA-07 rev P-01 Proposed AC condenser; PA-05 Rev P-00

Proposed Side Elevations; Sp-00 rev P-01 Existing and Proposed Site Plan.

Drawing EC18066-DWG-01 Acoustic Enclosure on Plan and Elevations;

10 Ferncroft Avenue, London, NW3 7PH: Environmental noise assessment (reference PC-20-0054-RP1 Rev C) by Pace Consult Ltd, 25/11/2020. EEC Salamander Acoustic Enclosure.

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 The development hereby permitted shall be carried out in accordance with the following approved plans :

18107-LP-00 Location and Site Plan;
Prefix 18107-AC-: PA-07 rev P-01 Proposed AC condenser; PA-05 Rev P-00 Proposed Side Elevations; Sp-00 rev P-01 Existing and Proposed Site Plan. Drawing EC18066-DWG-01 Acoustic Enclosure on Plan and Elevations;
10 Ferncroft Avenue, London, NW3 7PH: Environmental noise assessment (reference PC-20-0054-RP1 Rev C) by Pace Consult Ltd, 25/11/2020. EEC Salamander Acoustic Enclosure;

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

- 3 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 4 Prior to first operation of the plant equipment, an acoustic enclosure which achieves the recommended acoustic mitigation set out in section 6 of the Environmental Noise Assessment hereby approved, shall be installed.

The plant equipment shall not be operated unless the acoustic screen remains in place.

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.

- 5 Prior to first operation of the plant equipment here approved, the existing external air conditioning units shown on the submitted drawings, shall be

permanently decommissioned from use and removed from the building.

Reason: To safeguard the amenities of the adjoining premises and the area generally, to preserve the character and appearance of the conservation area, and to minimise the impact on climate change, in accordance with the requirements of policies A1, A4, D2 and CC2 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) 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 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 light grey rectangular background.

Daniel Pope
Chief Planning Officer