

Application ref: 2021/4921/P
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Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Urban Agile Limited
32 Moorfield Road
Irlams O' Th' Height
Salford
M6 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
177 Finchley Road
London
NW3 6LB

Proposal: External alterations to front and rear facades and installation of replacement plant.

Drawing Nos: 105, 002-EE-P02, 004-PE-P04, 9913/M/1 Rev A, 9913/M/2 Rev A and Plant Noise Assessment Puregym Finchley dated October 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 The development hereby permitted shall be carried out in accordance with the following approved plans: 105, 002-EE-P02, 004-PE-P04, 9913/M/1 Rev A, 9913/M/2 Rev A and Plant Noise Assessment Puregym Finchley dated October

2021.

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

- 3 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.

- 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.

- 5 Prior to use, the machinery and plant at the development hereby approved 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 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).

- 2 Reasons for granting permission.

The application is for changes to the ground and basement floor of a unit located in seven-storey Chalford House. Changes proposed are external alterations and the installation of plant, to facilitate the unit's new use as a gym (former Iceland). Lawful Use Certificate was granted in May 2021 (ref 2021/1256/P) to confirm the change of use as lawful.

To the front façade works include replacement of shopfront, installation of automated double doors and addition of a stall riser to conceal the floor level. The proposed front façade changes are considered acceptable; they are modest and in keeping with the style of the existing unit. Advert Consent for a projecting fascia sign has been applied for separately, ref 2021/6254/NEW.

The rear façade, works include replacement of ground floor windows, removal of security bars to one window, and replacement new air-conditioning plant, within the covered delivery bay, in a new larger enclosure, similar to the existing. While the height of the enclosure will remain at approximately 2650mm, the length will increase from circa 6000mm to circa 7350mm.

The proposed amendments are considered modest and acceptable in design terms. The replacement and extension of the plant enclosure in the rear service yard is deemed acceptable. The location is neither sensitive nor close to the public realm. The height remaining the same means that the enclosure is not considered to be significantly more visually intrusive than as is in the existing situation from nearby residential properties. There will still be adequate space for utilisation of the yard by delivery vehicles.

In terms of neighbouring amenity, the proposal is not believed to have any negative effect. There is no significant change to the façade in terms of projection and therefore will not have any impact on daylight, sunlight or privacy/overlooking to any nearby properties. The proposal has been found acceptable in Environmental Health terms.

The nearest noise-sensitive receptors to the site have been adequately identified as Chalford House, Rosslyn Mansions and 15 Naseby Close. It is understood the gym will operate 24 hours a day, seven days a week. Building services plant may be running at any time during such periods. Thirteen external air conditioning units will be located in Iceland's former plant compound located in the loading bay at basement level. There will also be toilet and showers extract ventilation equipment discharging at the ground floor's eastern elevation (via existing louvres), and discharging internally within the rear residential access to Chalford House (at lower ground and basement levels, respectively).

Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014. The plant noise levels have been adequately predicted at the identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building. Based on the results of the submitted noise assessment, noise limits for the new plant have been adequately calculated.

The calculations show that the noise emission levels of the proposed plant strategy meet the Local Authority criteria during the operating period with specified mitigation and should not have an adverse impact on the nearest sensitive receivers.

One objection was received from a local group which was subsequently withdrawn due to the application not considering the use of the building as this has been considered under the previous Certificate of Lawfulness application. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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 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 read 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer