

Application ref: 2020/5392/P  
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Date: 31 January 2022

**Development Management**  
Regeneration and Planning  
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Affinia Associates Ltd  
23 Beaumont Close  
Colchester  
CO4 5XE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**24-32 Stephenson Way**  
**London**  
**NW1 2HD**

Proposal:

Installation of 1 x condensing unit within the rear basement lightwell (retrospective).  
Drawing Nos: A0645-50, A0645-51, A0645-52, Product Specification Document Ref:  
PKA-M R32 & Noise Impact Assessment by EMTEC Ref: QF8453/PF6833/RP2 dated  
18/11/2020.

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 shall be carried out in accordance with the following approved plans: A0645-50, A0645-51, A0645-52, Product Specification Document Ref: PKA-M R32 & Noise Impact Assessment by EMTEC Ref: QF8453/PF6833/RP2 dated 18/11/2020.

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

- 2 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed

according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 3 Within 2 months of the date of this decision, automatic time clocks shall be fitted to the plant equipment hereby approved, to ensure that the plant equipment only operates between 7am and 11pm. The timer equipment shall thereafter be permanently retained and maintained.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for an external condensing unit within the lower basement light well located at the rear of the building. The unit has already been installed so permission is being sought retrospectively. This is sited amongst four existing condenser units in this location which provide the comfort heating and cooling system for this commercial (office) building.

Given the siting of the proposed unit, alongside 4 existing similarly scaled units to the rear of the property within the basement lightwell, this is considered not to cause harm to the character and appearance of the property or surrounding area. It is not immediately visible in views and is considered to be acceptable in this regard.

A noise impact assessment has been submitted with the application, demonstrating that the plant would comply with Local Plan policy A4 with regards to noise. This has been assessed by the Council's Environmental Health Officer and is considered to be acceptable subject to the attached condition.

Giving the siting, scale, and design of the proposed unit, it is considered not to result in undue harm to neighbouring amenities in terms of daylight/sunlight or outlook, and subject to the attached condition, it is considered to be acceptable in terms of noise.

No objections were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

Given the above assessment, the proposed development is in general accordance with policies A1, A4 and D1 of the Camden Local Plan 2017, 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer