

Application ref: 2021/4745/P
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Date: 13 April 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Frankham Projects
Irene House
7b Five Arches Business Park
Maidstone Road
Sidcup
DA14 5AE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**The Crowndale Centre
218 Eversholt Street
London
NW1 1BD**

Proposal:

Installation of 3 condenser units with acoustic enclosure on first floor roof extension on north elevation and 4 exhaust/ intake louvres on south and east elevations.

Drawing Nos: Site Plan (revised 15/12/2021), Planning Statement (revised 15/12/2021), Elevations Rev 0, Mechanical Services Proposed Elevation Layout Rev P04, Acoustic Louvre Details Rev P01, Mechanical Services Proposed First Floor Roof Layout Rev P01, Second Floor Mechanical Services Proposed Ventilation Layout Rev C03, Plant Noise Assessment 206/0457/R1

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: Site Plan (revised 15/12/2021), Planning Statement (revised 15/12/2021), Elevations Rev 0, Mechanical Services Proposed Elevation Layout Rev P04, Mechanical Services Proposed First Floor Roof Layout Rev P01, Second Floor Mechanical Services Proposed Ventilation Layout Rev C03, Plant Noise Assessment 206/0457/R1.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to use, the plant at the development 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 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 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 Reasons for granting permission.

It is proposed to install new mechanical services plant on the roof of the Crowndale Centre extension at first floor level facing north, and four high level louvres on two other elevations. The proposal will not be visible from the public realm but relates to the annex building to the rear.

In terms of detailed design, the units would be contained within a white acoustic enclosure, the colour of which will match the rendered wall behind. This will ensure the proposal is not visually intrusive in terms of the outlook

from the rear of nearby listed residential properties. The structure is modestly sized and appropriately located and will not harm the character and appearance of the host building or surrounding conservation area.

In terms of amenity, the proposals do not cause any harm to neighbours in terms of daylight, sunlight, outlook or privacy. The proposal has been found to be acceptable in noise terms. An acoustic report has been submitted which shows that the most noise-sensitive windows are the upper floor windows on the rear façade of the neighbouring listed buildings. Mitigation to meet the plant noise limits will be provided in the form of an acoustic enclosure to surround the condensers. The submitted noise assessment calculations show that the noise emission levels of the proposed plant meet the local authority criteria with specified mitigation and should not have an adverse impact on these nearest residential properties. Conditions are attached to ensure that these criteria on noise and vibration are complied with.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

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

- 2 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).
- 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 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer