

Application ref: 2022/0530/P
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Date: 27 April 2022

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Tetrattech Planning
1 Angel Court - 11th Floor
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
156 West End Lane
London
NW6 1SD

Proposal:

Details of sound insulation between residential units (condition 36) and details of sound insulation between commercial and residential units (condition 37) required by planning permission 2019/4140/P (dated 14th July 2021) which itself varied planning permission 2015/6455/P dated 23rd June 2017 (for Comprehensive redevelopment following demolition of all existing buildings to provide self-contained residential dwellings, flexible non-residential use, employment floorspace and community meeting space in buildings ranging from 3 to 7 storeys).

Drawing Nos: 0001-A-CTA-DRG-30-00-1001, 0001-A-CTA-DRG-30-00-5502, 0001-A-CTA-DRG-30-01-1002, 0001-A-CTA-DRG-30-01-5503, 0001-A-CTA-DRG-30-02-1103, 0001-A-CTA-DRG-30-02-5504, 0001-A-CTA-DRG-30-03-1104, 0001-A-CTA-DRG-30-03-5505, 0001-A-CTA-DRG-30-04-1105, 0001-A-CTA-DRG-30-04-5506, 0001-A-CTA-DRG-30-05-1106, 0001-A-CTA-DRG-30-05-5507, 0001-A-CTA-DRG-30-B1-5501, 0001-A-CTA-DRG-30-ZZ-0001, 0001-A-CTA-DRG-30-ZZ-0002, 0001-A-CTA-DRG-30-ZZ-0003, 0001-A-CTA-DRG-30-ZZ-0004, 0001-A-CTA-DRG-30-ZZ-0005, 0001-A-CTA-DRG-30-ZZ-0006, 0001-A-CTA-DRG-30-ZZ-0007, 0001-A-CTA-DRG-30-ZZ-0008, 0001-A-CTA-DRG-30-ZZ-0009, 0001-A-CTA-DRG-43-ZZ-0001, 0001-A-CTA-DRG-43-ZZ-0002, Document titled Assessment of Internal Partitions V.3 ref: M4758 dated 10th December 2021.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval:

Condition 36 required details to be submitted demonstrating an enhanced sound insulation value DnT,w and L'nT,w of at least 5dB above the Building Regulations value, for the floor/ceiling/wall structures separating different types of rooms/ uses in adjoining dwellings.

Condition 37 required details of the sound insulation of the floor, ceilings and walls separating the commercial and residential elements of the development. The details were required to demonstrate that the sound insulation value DnT,w and L'nT,w is enhanced by at least 10dB above the Building Regulations value and, where necessary, additional mitigation measures are implemented to contain commercial noise within the commercial premises and to achieve the criteria of BS8233:2014 within any noise sensitive premises.

Detailed drawings and an acoustic report has been submitted to discharge both conditions. The report has been reviewed by the Council's Environmental Health Officer who is satisfied that the submitted acoustic submissions meets the requirements of both conditions 36 and 37 and is therefore acceptable in environmental health terms.

As such, both conditions can be discharged and the submitted details are sufficient to safeguard the amenities of occupiers of the proposed use in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

2 You are reminded that conditions 5 (part a - shopfront details), 9 (details of compliance with Building Regs Part M4 (3) 2a), 10 (details of compliance with Building Regs Part M4 (2), 24 (evidence of water use), 25 (details of PV panels), 26 (land contamination Validation or Verification Statement), 28 (details of non-residential space split), 30 (details of CCTV), 31 (details of timber screening-western building), 32 (details of privacy screens), 39 (odour mitigation details), and 44 (cycle parking details) of planning permission 2019/4140/P dated 14th July 2021 are outstanding and require details to be submitted and approved.

Details have been submitted for conditions 3 (proposed slab levels), 5 (parts d and e), 17 (west building piling method statement), 11 (lighting strategy), 14 (details of bird and bat boxes), 15 (details of hard and soft landscaping), 35 (building vibration details) and 38 (CHP noise assessment) are under consideration.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer