

Application ref: 2021/6244/P
Contact: Obote Hope
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Date: 14 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
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Savills
Finsbury Circus House
15 Finsbury Circus
London
EC2M7EB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
62 Avenue Road
London
NW8 6HT

Proposal:

Details of the condition 5 (external mechanical plant) of planning permission 2019/5573/P, dated 01/05/2020 for: alterations to the basement, as an amendment for 2019/3045/P, dated 18/10/2019) (for: replacement dwelling, which itself amended 2016/4931/P, dated 15/03/2017 for erection of a 2 storey, single family dwellinghouse (Class C3) with basement and accommodation in the roof space, following the demolition of the existing main dwellinghouse.

Drawing Nos: Cover letter from Savills dated 21.12.2021 and Acoustic report commissioned by Clark and Saunders Acoustics dated 26.11.2021.

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

Informative(s):

1 Reasons for granting approval:

Condition 5 relate to the noise and vibration from the proposed plant which requires detail of the noise and mitigation measures to ensure that the noise is lower than the lowest existing background noise level by at least 10dBA at the nearest and/or most affected noise sensitive premises.

An acoustic report prepared by Clarke Saunders is submitted and has been assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. Council's Environmental Health officers who have raised no objection and the plant within its enclosure would be designed with mitigation in the form of silencers, enclosures and louvres to meet the criteria of the condition. With specified mitigation in place, compliance of the condition has been demonstrated and Condition 5 can now be discharged.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene or on neighbouring amenity.

As such the details are in general accordance with polices A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission 2019/5573/P, granted on 01/05/2020 have been submitted and approved.

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



Daniel Pope
Chief Planning Officer