

Application ref: 2022/0798/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 25 August 2022

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

Phone: 020 7974 4444

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

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

Flat 2
22 Goodge Street
London
W1T 2QE

Proposal:

Details pursuant to Condition 4 (Environmental Noise Survey and Plant Noise Assessment report) granted under planning permission reference 2020/0554/P dated 31/07/20 for second floor rear extension and installation of a condenser unit at second floor.

Drawing Nos: Environmental Noise Survey and Plant Noise Assessment Report (Hann Tucker Associates - 07/02/2022)

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

Informative(s):

1 Reason for approving details:

On 31/07/2020 planning permission (2020/0554/P) was granted for a second floor rear extension to provide a separate second floor flat and a plant enclosure to house a condenser for the ground floor retail unit/restaurant at the site.

An Environmental Noise Survey and Acoustic Design Statement was provided.

The Council's Environmental Health Officer noted with the measured background noise levels and the proposed plant criteria and advised that the acoustic assessment was acceptable subject to a condition regarding plant operational noise levels, details of which are now submitted.

The planning condition requires that 'Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing 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. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained'.

A further Environmental Noise Survey and Acoustic Design Statement (February 2022) has been submitted.

The Environmental Health Officer has noted that 'The plant noise levels have been adequately predicted as being below the existing background noise level at the identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building'. Furthermore, 'The calculations show that the noise criteria of the proposed plant strategy should meet the Local Authority criteria and should not have an adverse impact on the nearest sensitive receivers'.

The details therefore meet the requirements of condition 4 of 2020/0554/P to safeguard the amenities of neighbouring noise sensitive receptors and the details can therefore be 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