

Application ref: 2022/2700/P  
Contact: Obote Hope  
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Date: 21 October 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Savills  
33 Margaret Street  
London  
W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**62 Avenue Road**  
**London**  
**NW8 6HT**

Proposal: Retrospective installation of plant and renewable technology at roof level.

Drawing Nos: 19021-EZR-042 REVE; 19021-EZR-050 REVA; 19021-EZR-051 REVA; 19021-EZR-052 REVA; Cover note commissioned by Savills 22 June 2022 and Acoustic Report commissioned by Clarke Sauders dated 14th June 2022.

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: 19021-EZR-042 REVE; 19021-EZR-050 REVA; 19021-EZR-051 REVA; 19021-EZR-052 REVA; Cover note commissioned by Savills 22 June 2022 and Acoustic Report commissioned by Clarke Sauders dated 14th June 2022.

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

- 2 Prior to use, machinery, plant or equipment 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.

- 3 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:

Planning permission is sought for alterations to a previously approved lift overrun, the installation of roof level photovoltaic (PV) panels, mechanical ventilation system, and kitchen extract fan. An air condenser unit was originally proposed but was omitted due to a lack of justification. The mechanical ventilation systems are designed to utilise efficient fans with low specific fan powers and the balanced ventilation system provides fresh air into the living spaces of the house and removes humid / stale air from the bathrooms & WCs. The unit includes a heat recovery plate heat exchanger which transfers waste heat from the exhaust duct to the incoming fresh air supply, reducing the demand on the heating system.

Renewable energy is generated by the photovoltaic panels, with the energy generated used directly within the property. The agent confirm that the PV panels will provide an estimated 10% of the building's annual electrical energy.

The size of the external plant units are considered to be acceptable and insignificant when compared to the overall mass of the building. The units would be installed centrally behind the front and rear parapet walls at roof level, and given the location and orientation of the plant, its height and setback from the principle elevation at street level by more than 18m, the plant would be barely if at all visible from street level. Overall, the development would not result in an incongruous addition and would not have a harmful impact on the appearance of the host building or streetscene.

The Council's Environmental Health officer has reviewed the application and the submitted noise impact assessment and is satisfied that the proposal meets the Council's minimum noise level requirements. The proposed units

would not have a harmful impact on the amenity of neighbouring residential properties in terms of noise, loss of light or outlook and are considered acceptable in this regard. Two compliance conditions are imposed to ensure the equipment continues to comply with noise and vibration levels.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, CC2 and D1 of the Camden Local Plan. The proposed development also accords with the London Plan 2021 and the NPPF 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 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](http://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.

- 4 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.

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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer