

Application ref: 2022/2513/P
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Date: 2 November 2022

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Gerald Eve LLP
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Land to west of Royal Mail Sorting office bounded by Phoenix Place
Mount Pleasant
Gough Street & Calthorpe St. Camden WC1.**

Proposal: Discharge of Condition 28 (acoustic isolation and anti-vibration measures), for Phase 2 of the development only, to planning permission 2013/3807/P granted on 30th March 2015 (as amended by 2018/0817/P dated 01/05/2018, 2018/1054/P dated 12/04/2018, 2020/0921/P dated 16/03/2020 and 2021/3338/P dated 04/11/2021) by the

Greater London Authority (for new buildings of 5-15 storeys, 345 dwellings, 823sqm of flexible retail and community floorspace).

Drawing Nos: Mechanical Plant Noise Assessment (E20135/MEP/R3-B) dated 25/05/2022.

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

Informative(s):

- 1 Reasons for approving the details.

Full details of a scheme for acoustic isolation and anti-vibration measure, including manufacturers specifications, noise levels and attenuation (not required in this instance), have been submitted to discharge condition 28 of

Phase 2 of the development. The details for Phase 1 have been discharged under 2020/2359/P dated 19/08/2020.

An environmental noise survey was carried out on site by Cass Allen Associates Ltd in October 2017 and Adnitt Acoustics in April/May 2021 to establish the environmental noise climate. The submitted details to discharge the condition for Phase 2 of the development, produced by Adnitt Acoustics dated 25th May 2022, assesses the noise emissions from the proposed smoke extract fans located on the roof of the buildings. The report confirms that the predicted noise levels from the fans would comply with the relevant policy requirements without the need for any further mitigation measures.

The Council's Environmental Health Officer considers the details acceptable in environmental health terms. Therefore the details are considered to ensure an acceptable level of residential amenity.

No objections were received prior to making this decision.

As such, the proposed development is considered to have an acceptable impact on residential amenity, in general accordance with policies 3.5, 7.4, 7.6, 7.15 and 7.8 of the London Plan 2016 and policies CS14, DP25 and DP28 and of the London Borough of Camden Core Strategy and Development Policies 2010.

- 2 You are reminded that the following conditions for Phase 1 of the development remain outstanding and require details to be submitted and approved: 27 (inclusive design - commercial units) and 29 (play space).

The following conditions for Phase 2 of the development also remain outstanding and require details to be submitted and approved: 13 (landscaping); 27 (inclusive design - commercial units); 29 (play space); 35 (basement parking barriers) and 36 (flues and extraction).

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