

Application ref: 2021/0027/P  
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Date: 4 November 2022

**Development Management**  
Regeneration and Planning  
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De Matos Ryan  
99 - 100 TURNMILL ST  
LONDON  
EC1M 5QP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Peoples Theatre**  
**58-60 Hampstead Road**  
**London**  
**NW1 2PY**

Proposal:

Installation of 2 x new condenser units and an air handling (heat recovery) unit on rear first floor flat roof.

Drawing Nos: 636\_A\_DRW\_00\_001 REVP1; 636\_A\_DRW\_00\_011 REVB;  
1927/M/1101 REVC1; 1927/M/1102 REVC1; 1927/M/1103 REVC1; Mechanical and  
Electrical Services Performance Specification dated 16th December 2020 and PLANT  
NOISE IMPACT ASSESSMENT commissioned by Gillieron Scott dated 15.03.2021.

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 must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 636\_A\_DRW\_00\_001 REVP1; 636\_A\_DRW\_00\_011 REVB; 1927/M/1101 REVC1; 1927/M/1102 REVC1; 1927/M/1103 REVC1; Mechanical and Electrical Services Performance Specification dated 16th December 2020 and PLANT NOISE IMPACT ASSESSMENT commissioned by Gillieron Scott dated 15.03.2021.

Reason:

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall 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.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment and ducting 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

Informative(s):

- 1 Reasons for granting permission;

Camden People's Theatre is located at the junction of Hampstead Road and Drummond Street. The buildings surrounding the theatre are in a mixture of commercial and residential uses. It is proposed to position two new air condenser units and an air handling unit on the flat roof of the single storey rear element. New heat recovery units, extract fans, air supply fans and pipework/ductwork, heating and cooling units would be all be provided

internally, at ground and basement levels. The purpose of the application is to provide heating and cooling improvements to the auditorium, foyer and cafe, following COVID.

The nearest residential buildings have been identified as the flats at 50-52 Hampstead Road and 159 Drummond Street, immediately next door to the site.

The Environmental Officer has confirmed that appropriate noise guidelines have been followed within the submitted Acoustic Report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and BS 4142:2014.

This application is for air handling units to serve the technical requirements of the theatre and not for use by private residential occupiers. Therefore there is no requirement to justify the installation in relation to the cooling hierarchy under local plan policy CC1.

The Environmental Officer has noted that the calculated noise emissions from the proposed plant units would not have an adverse impact on the nearest sensitive receivers provided that the noise control strategy is followed. To ensure the amenity of surrounding occupiers is protected, conditions relating to the actual noise emissions and the provision and retention of anti-vibration measures are required.

This part of the site is not located within a conservation area. Nevertheless, the proposed plant and equipment would not be visible from any neighbouring street and the proposed plant and equipment would not result in any harm to the character or appearance of the building or the wider area.

Due to the location and nature of the proposal, the new plant would not be harmful to the amenity of neighbouring occupiers in terms of loss of outlook, privacy or daylight. The air condenser units/air handling unit on the roof of the single storey element would not obscure or affect the outlook from any neighbouring windows or terraces.

As stated, the Council's Environmental Health Officer has reviewed the submitted noise report and confirmed compliance with the Local Plan's minimum noise standards.

The site's planning history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 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 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.
- 4 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.

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>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer