

Application ref: 2022/4252/P
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Date: 22 December 2022

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Savills
33 Margaret Street
London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**369 - 377 Kentish Town Road
London
NW5 2TJ**

Proposal:

Details of Condition 7 (Sound insulation between dwellings) and Condition 8 (Sound insulation between dwellings and commercial) of planning reference 2019/0910/P dated 12/03/20 for redevelopment including change of use from car wash (Sui Generis) and erection of part six and part seven storey building plus basement to provide 14 flats (10 x 2-bed units and 4 x 1-bed) (Class C3) at 1st floor and above (with terraces at 5th floor rear and 6th floor level (north elevation); and retail (Class A1) or restaurant (Class A3) use at ground and basement level incorporating widened pavement to Kentish Town Road. Drawing Nos: KTT-dMFK-ZZ-B1-DR-A-040449-P1, KTT-dMFK-ZZ-ZZ-DR-A-040700-P1, KTT-dMFK-ZZ-ZZ-DR-A-060801-P1, KTT-dMFK-ZZ-ZZ-DR-A-060700-P1, KTT-dMFK-ZZ-ZZ-DR-A-060502-P1, 0000-PAM-ZZ-ZZ-DR-S-2102, KTT-dMFK-ZZ-ZZ-DR-A-030010-P1, dMFK-ZZ-ZZ-DR-A-030011-P1, dMFK-ZZ-ZZ-DR-A-030012-P1, dMFK-ZZ-ZZ-DR-A-030013-P1, dMFK-ZZ-ZZ-DR-A-030014-P1, dMFK-ZZ-ZZ-DR-A-030015-P1, dMFK-ZZ-ZZ-DR-A-030016-P1, dMFK-ZZ-ZZ-DR-A-030017-P1, dMFK-ZZ-ZZ-DR-A-030009-P1, dMFK-ZZ-ZZ-DR-A-030400-P1, dMFK-ZZ-ZZ-DR-A-030401-P1, Sound Insulation Assessment, prepared by Sol Acoustics.

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

Informative(s):

1 Reasons for approval-

The applicant has provided detailed drawings, and sections of wall, floor and ceiling build-ups. An acoustic design review has been prepared to determine the internal sound insulation values between rooms and uses. This assessment shows that all proposed wall and floor constructions are considered suitable to achieve the acoustic criteria required within conditions 7 and 8.

The Council's Environmental Health Officer has reviewed the sound insulation technical details and is satisfied that the details adequately address the criteria of both Conditions 7 and 8 and as such both conditions can be discharged.

The full impact of the scheme has already been assessed.

The details are in accordance with policies A1 and A4 of the Camden Local Plan 2017 and the policies of the NPPF and London Plan.

- 2 You are reminded that condition 12 (Air Quality Monitor) of planning permission 2019/0910/P, granted on 12 March 2020 is outstanding and requires additional details to be 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

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

Daniel Pope
Chief Planning Officer