

Application ref: 2022/0931/P  
Contact: Tony Young  
Tel: 020 7974 2687  
Email: [Tony.Young@camden.gov.uk](mailto:Tony.Young@camden.gov.uk)  
Date: 14 November 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)

KM Architecture  
73A Hornsey Lane Gardens  
London  
N6 5PA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted and Warning of Enforcement Action**

Address:

**20 Camden High Street  
London  
NW1 0JH**

Proposal: Installation of air conditioning unit and acoustic enclosure to front flat roof at 1st floor level in connection with existing cafe use (part retrospective).

Drawing Nos: A100 to A104 (inclusive); Design & access statement from KM Architecture (ref. 101) dated 14/02/2022; Noise Impact Assessment from Nova Acoustics (ref. 7107SC version 001) dated 02/03/2022; Product Data Specification Sheet (ref. FDT100VNAWVH) from Mitsubishi; ; Background Information Statement received August 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 must be begun not later than the end of one year 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: A100 to A104 (inclusive); Design & access statement from KM Architecture (ref. 101) dated 14/02/2022; Noise Impact Assessment from Nova Acoustics (ref. 7107SC version 001) dated 02/03/2022; Product Data Specification Sheet (ref. FDT100VNAWVH) from Mitsubishi.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Within 1 month of the date of this decision notice, a post-installation noise assessment shall be carried out and be submitted to the Council for approval in writing, to confirm compliance with the noise criteria and with details of any additional steps taken to mitigate noise as identified in the supporting Noise Impact Assessment from Nova Acoustics (ref. 7107SC version 001) dated 02/03/2022. All approved details shall be implemented, and thereafter, be permanently retained and maintained in accordance with the manufacturers' recommendations. The external noise level emitted from plant, machinery or equipment at the development hereby approved, along with any specified approved noise mitigation, shall be lower than the typical 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 and surrounding premises is not adversely affected by noise from all equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Within 1 month of the date of this decision notice, all 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 thereafter, be permanently retained and maintained as such in accordance with the manufacturers' recommendations.

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

- 6 Within 1 month of the date of this decision notice, the proposed acoustic enclosure required to mitigate noise as identified in the supporting Noise Impact Assessment from Nova Acoustics (ref. 7107SC version 001) dated 02/03/2022, and any external equipment hereby approved, shall be painted matt black in colour, and thereafter be permanently retained and maintained as such.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All apparatus and equipment hereby approved, including cables, shall be removed from the roof of the building as soon as reasonably practicable when no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

The unauthorised air conditioning unit located at 1st floor level on a front flat roof is considered to be harmful to the character and appearance of the host building and wider Camden Town Conservation Area, and as such, enforcement action may be taken in relation to this should the measures required by conditions 4, 5 and 6 of this permission not be carried out in full by the applicant within 1 month of the date of this decision notice being granted.

- 2 The applicant is advised that any acoustic enclosure for the approved air conditioning unit should have acoustically treated louvre(s) in order to provide adequate airflow and to reduce infiltrating or escaping noise levels.
- 3 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).
- 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.
- 5 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 grey rectangular background.

Daniel Pope  
Chief Planning Officer