

Application ref: 2022/3326/P  
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**Development Management**  
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SE1 0LH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Land adjacent to No.1 St Johns Wood Park  
London  
NW8 6QS**

Proposal:

Details required by conditions 8 (water efficiency), 12 (noise report) and 15 (building regulation requirements) of planning permission ref 2021/2368/P dated 13/04/2022 (for Variation of conditions 2 (approved drawings/documents), 3 (design details), 6 (Structural Engineer Details), 9 (Air inlet locations) and 14 (cycle storage) and removal of conditions 15 (Landscape details) and 17 (living roof) of planning permission 2018/4763/P dated 25/11/2019 (as varied under planning permission 2019/6323/P dated 15/07/20 for 'Redevelopment of former garage site to form 6 storey (plus basement) residential block containing 9 units with associated amenity space, cycle store, plant, and waste storage').

Drawing Nos: Site Location Plan (PL)520 A, (PL)521 A, (PL)522 A, (PL)523 A, (PL)524 A, (PL)525 A, (PL)526 A. Condition 12 Noise Assessment (Hepworth Acoustics obo GPF Lewis July 2022). Part G Water Efficiency Report (MES Building Solutions 26/10/2022).

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

Informative(s):

1 Reasons for granting approval:

Condition 8 requires that the development shall achieve a maximum internal water use of 105 litres per person per day, allowing 5 litres per person per day for external use. Although not specifically required by the condition, the applicant has submitted a water efficiency report to confirm this for completeness.

Condition 12 requires a noise report to be submitted for approval prior to installation to demonstrate cumulative sound levels from building services and fixed plant are at least 10dBA or more below the lowest background level.

The applicant has submitted an acoustic report as per the condition. The assessment of the noise emissions from the proposed plant items has been undertaken at the nearest noise sensitive premises, and details of mitigation measures necessary to comply with the requirements of condition 12 have been set out in the report. The acoustic report confirms the predicted noise levels of plant will be more than 10dBA below background levels and will be compliant with condition 12.

Condition 15 requires that evidence of compliance with building regulations to ensure the first floor northerly unit (3b, 4p) shall be designed and constructed in accordance with Building Regulations Part M4 (3), with all other units being designed and constructed in accordance with Building Regulations Part M4 (2). The applicant has provided floor plans, from basement level to the fifth floor inclusive, highlighting the clear access zones and turning circles within each flat denoted on drawings and confirmed by colour coded key. The first floor plan indicates that the northerly flat would comply with Part M4 (3) as per the condition. All other flats are shown to comply with Part M4 (2) as per the condition.

As such, the submitted details are sufficient demonstrate the development's water efficiency, compliance with building regulations part M4 (2) and (3), and the protection of the amenity of neighbours from noise nuisance, in accordance with policies A1, A4, C6, CC1, CC2 and CC3 of the London Borough of Camden Local Plan 2017.

2 You are advised that all conditions relating to planning permission 2021/2368/P dated 13/04/2022, which need details to be submitted, have been 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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer