

Application ref: 2022/5647/P
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Development Management
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Daniel Watney LLP
Daniel Watney LLP
165 Fleet Street
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EC4A 2DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Euston House
24 Eversholt Street
London
NW1 1AD

Proposal: Replacement of existing plant machinery at roof level.

Drawing Nos: 230301 Euston House Plant Noise Assessment Rev A, H582-HUT-ZZ-ZZ-A-DR-P0304-Proposed South Elevation - Lancing Street (Side)-C, H582-HUT-ZZ-ZZ-A-DR-P0302-Proposed North Elevation - Doric Way (Side)-C, H582-HUT-ZZ-ZZ-A-DR-P0301-Proposed West Elevation - Eversholt Street (Front)-C, H582-HUT-ZZ-ZZ-A-DR-P0303-Proposed East Elevation - Church Way (Rear)-C, H582-HUT-ZZ-19-A-DR-P0019-Proposed Ninth Floor Roof Plan-C, H582-HUT-ZZ-ZZ-A-DR-E0301-Existing West Elevation - Eversholt Street (Front)-B, H582-HUT-ZZ-19-A-DR-E0019-Existing Ninth Floor Roof Plan-B, H582-HUT-ZZ-19-A-DR-D0019-Demolition Ninth Floor Roof Plan-B, H582-HUT-ZZ-ZZ-A-DR-E0304-Existing South Elevation - Lancing Street (Side)-B, H582-HUT-ZZ-ZZ-A-DR-E0302-Existing North Elevation - Doric Way (Side)-B, H582-HUT-ZZ-ZZ-A-DR-E0303-Existing East Elevation - Church Way (Rear)-B, PL_E_010 - Site Location Plan

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: 230301 Euston House Plant Noise Assessment Rev A, H582-HUT-ZZ-ZZ-A-DR-P0304-Proposed South Elevation - Lancing Street (Side)-C, H582-HUT-ZZ-ZZ-A-DR-P0302-Proposed North Elevation - Doric Way (Side)-C, H582-HUT-ZZ-ZZ-A-DR-P0301-Proposed West Elevation - Eversholt Street (Front)-C, H582-HUT-ZZ-ZZ-A-DR-P0303-Proposed East Elevation - Church Way (Rear)-C, H582-HUT-ZZ-19-A-DR-P0019-Proposed Ninth Floor Roof Plan-C, H582-HUT-ZZ-ZZ-A-DR-E0301-Existing West Elevation - Eversholt Street (Front)-B, H582-HUT-ZZ-19-A-DR-E0019-Existing Ninth Floor Roof Plan-B, H582-HUT-ZZ-19-A-DR-D0019-Demolition Ninth Floor Roof Plan-B, H582-HUT-ZZ-ZZ-A-DR-E0304-Existing South Elevation - Lancing Street (Side)-B, H582-HUT-ZZ-ZZ-A-DR-E0302-Existing North Elevation - Doric Way (Side)-B, H582-HUT-ZZ-ZZ-A-DR-E0303-Existing East Elevation - Church Way (Rear)-B, PL_E_010 - Site Location Plan

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 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

- 5 Before the use commences, the plant equipment shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area

generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The current application seeks permission to replace a large amount of the existing plant equipment located on the northern and southern sides of the buildings with a total of 40 condenser units.

The current plant equipment, particularly on the northern side of the roof, is large and unsightly and detracts from the character and appearance of the host building, especially in long views south down Eversholt Street. Therefore, its replacement with smaller condenser units, the majority of which would be set well back from edge of the roof, is considered to represent an improvement to the appearance of the building and the wider area. The condensers on the southern side of the roof would be screened by the existing pitched roof on this elevation and would not cause any harm to the character of the host building or the appearance of the surrounding area.

The proposed plant equipment would not cause harm to neighbouring amenity in terms of loss of light or outlook. The Council's Noise Officer has reviewed the submitted Noise Impact Assessment and has confirmed it complies with the Council's minimum standards and would therefore not cause harm to neighbouring amenity as a result.

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

As such, the proposal is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 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) 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer