

Application ref: 2022/3375/P
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Date: 29 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

ArchitecturePLB
50 Southwark Street
London
SE1 1UN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

New Academic Building
54 Lincoln's Inn Fields
London
WC2A 3LJ

Proposal:

Installation of replacement roof plant including air source heat pumps, plant room and associated plant equipment.

Drawing Nos:

Design and Access Statement by Architecture PLB dated 08/08/2022; Noise Impact Assessment Report 1434.NIA.04; 3108-APLB-XX-XX-RP-A-1000 Rev P01; 3108-APLB-XX-XX-DR-A-1000 Rev P01; 3108-APLB-XX-09-DR-A-4000 Rev P01; 3108-APLB-XX-09-DR-A-4001 Rev P01; 3108-APLB-XX-09-DR-A-2000 Rev P01; 3108-APLB-XX-09-DR-A-2001 Rev P01; 3108-APLB-XX-09-DR-A-3010 Rev P01; 3108-APLB-XX-09-DR-A-3011 Rev P01; 3108-APLB-XX-09-DR-A-3012 Rev P01; 3108-APLB-XX-09-DR-A-3020 Rev P01; 3108-APLB-XX-09-DR-A-3021 Rev P01; 3108-APLB-XX-09-DR-A-3022 Rev P01.

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:

Design and Access Statement by Architecture PLB dated 08/08/2022; Noise Impact Assessment Report 1434.NIA.04; 3108-APLB-XX-XX-RP-A-1000 Rev P01; 3108-APLB-XX-XX-DR-A-1000 Rev P01; 3108-APLB-XX-09-DR-A-4000 Rev P01; 3108-APLB-XX-09-DR-A-4001 Rev P01; 3108-APLB-XX-09-DR-A-2000 Rev P01; 3108-APLB-XX-09-DR-A-2001 Rev P01; 3108-APLB-XX-09-DR-A-3010 Rev P01; 3108-APLB-XX-09-DR-A-3011 Rev P01; 3108-APLB-XX-09-DR-A-3012 Rev P01; 3108-APLB-XX-09-DR-A-3020 Rev P01; 3108-APLB-XX-09-DR-A-3021 Rev P01; 3108-APLB-XX-09-DR-A-3022 Rev P01.

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

- 3 Prior to use, 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 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.

- 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.

Informative(s):

- 1 Reasons for granting permission:

The proposal will contribute to the electrification of the heating systems for the school, which is welcomed. The proposed replacement plant is located on the roof of the building. This includes installation of two new air source heat pumps, surrounded by acoustic lining of 2.7m in height, new packaged plant room, new condenser water pipes and associated ductwork. The roof is already occupied by other plant equipment, and the additional units would sit

within an already established environment of roof plant. The packaged plant room is at the southwest corner and will be the most visible element but will not be overly bulky in the context of the existing equipment here. Other plant will be set back from the edges of the roof, which limits its visibility from neighbouring streets.

Overall, the proposed plant equipment would not result in a harmful impact to the host building, streetscene or Bloomsbury Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Due to the location and nature of the works, there would be no impact in terms of loss of light and outlook to neighbouring amenity.

In terms of noise and vibration, a Noise Report has been submitted and assessed by Council's Environmental Health Officers, which demonstrates there would not be any significant impact and that the plant would comply with the Council's noise level standards, subject to two compliance conditions.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, CC2, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 2021.

- 2 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.
- 3 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.

- 4 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).

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

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

Daniel Pope
Chief Planning Officer