

Application ref: 2022/5614/P
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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

Iceni Projects
Da Vinci House
44 Saffron Hill
London
EC1N8FH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
163 - 203 Eversholt Street
London
NW1 1BU

Proposal:

External alterations including replacement of all windows on the rear elevation at ground, first, second, third and fourth floor, provision of louvres and ducting to the rear elevation, installation of new plant and enclosure at lower ground floor level to the rear of 163 Eversholt Street and replacement plant and PV panels on roof of 203 Eversholt Street.

Drawing Nos: 115-ANO-163-B1-DR-AX-11999-P7, 115-ANO-163-XX-DR-AX-17001-P4, 115-ANO-183-XX-DR-AX-17002-P4, 115-ANO-203-RF-DR-AX-01009-P3, 115-ANO-203-RF-DR-AX-11009-P5, 115-ANO-203-XX-DR-AX-17003-P4, 115-ANO-203-XX-DR-AX-17005-P4, 115-ANO-XX-XX-DR-AX-07001-P4, 115-ANO-XX-XX-DR-AX-07002-P4, 115-ANO-XX-XX-DR-AX-07003-P4, 115-ANO-XX-XX-DR-AX-07004-P4, 115-ANO-XX-XX-DR-AX-07005-P4, 115-ANO-XX-XX-DR-AX-07006-P4, 115-ANO-XX-XX-DR-AX-07007-P4, 115-ANO-XX-XX-DR-AX-07008-P4, 115-ANO-XX-XX-DR-AX-36010-P4, 115-ANO-XX-XX-DR-AX-36020-P4, 115-ANO-XX-XX-DR-AX-36100-P3, 115-ANO-XX-XX-DR-AX-36110-P3, 115-ANO-XX-XX-DR-AX-36120-P2, 115-ANO-XX-XX-DR-AX-36130-P2, 115-ANO-XX-XX-DR-AX-36140-P2, 115-ANO-XX-XX-DR-AX-36150-P2, 115-ANO-00-DR-A-00000 P4, Design and Access Statement, Heritage Statement Dec 2022, RBA Plant Noise Assessment, Planning Statement Dec 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 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: 115-ANO-163-B1-DR-AX-11999-P7, 115-ANO-163-XX-DR-AX-17001-P4, 115-ANO-183-XX-DR-AX-17002-P4, 115-ANO-203-RF-DR-AX-01009-P3, 115-ANO-203-RF-DR-AX-11009-P5, 115-ANO-203-XX-DR-AX-17003-P4, 115-ANO-203-XX-DR-AX-17005-P4, 115-ANO-XX-XX-DR-AX-07001-P4, 115-ANO-XX-XX-DR-AX-07002-P4, 115-ANO-XX-XX-DR-AX-07003-P4, 115-ANO-XX-XX-DR-AX-07004-P4, 115-ANO-XX-XX-DR-AX-07005-P4, 115-ANO-XX-XX-DR-AX-07006-P4, 115-ANO-XX-XX-DR-AX-07007-P4, 115-ANO-XX-XX-DR-AX-07008-P4, 115-ANO-XX-XX-DR-AX-36010-P4, 115-ANO-XX-XX-DR-AX-36020-P4, 115-ANO-XX-XX-DR-AX-36100-P3, 115-ANO-XX-XX-DR-AX-36110-P3, 115-ANO-XX-XX-DR-AX-36120-P2, 115-ANO-XX-XX-DR-AX-36130-P2, 115-ANO-XX-XX-DR-AX-36140-P2, 115-ANO-XX-XX-DR-AX-36150-P2, 115-ANO-00-DR-A-00000 P4, Design and Access Statement, Heritage Statement Dec 2022, RBA Plant Noise Assessment, Planning Statement Dec 2022

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.

- 6 Prior to installation, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for a number of minor external alterations to the existing buildings which include: The replacement of all windows on the rear elevation with double glazed fittings, new plant equipment on the roof of No.203 with 4 existing condenser units being replaced with 2 of a similar size plus an additional condenser, new ventilation louvres to the front lightwell windows at No.163 and installation of two ASHP's in rear lightwell of No.163.

Unlike the front façade, the existing rear elevation is of modern construction with no historic significance. As such, the replacement of all windows on this elevation is considered acceptable and would not cause harm to the appearance of the host building and surrounding area. Similarly, the installation of ASHP's in the rear lightwell and pipework on the rear elevation is considered acceptable given their discreet location and the limited visibility they would have from the public realm.

The replacement plant on the roof of No.203 would be set the same distance (approx. 4.5m) back from the front elevation as the current plant equipment and would continue to be largely screened in long and short views of the site, which is acceptable. To the front, the installation of louvres in the lower section of 4 lightwell windows to No.163 is considered a minor alteration which would not cause harm to the historic significance of the listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not cause any harm to residential amenity in terms of loss

of light, outlook or privacy. Conditions have been added to the decision to ensure the proposed plant equipment accords with the Council's minimum noise standards.

No objections have been received following statutory consultation on the application. The site's planning history has been taken into account when determining the application.

As such, the proposed development is in general accordance with policies G1, A1, A4, CC1, CC2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer