

Application ref: 2022/4766/P  
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Date: 28 April 2023

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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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Offices And Premises At Ground Floor**  
**17-21 Emerald Street**  
**London**  
**WC1N 3QN**

Proposal:  
Installation of 4 x Air Conditioning Units at roof level.

Drawing Nos: 220820-P-101; 220820-P-102; 220820-P-103; 220820-P-104; 220820-P-202; 220820-P-203; 220820-P-204; 14187-NIA-02; 220820-P-105-V2 and AC Specification.

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:

220820-P-101; 220820-P-102; 220820-P-103; 220820-P-104; 220820-P-202; 220820-P-203; 220820-P-204; 14187-NIA-02; 220820-P-105-V2 and AC Specification.

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 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved 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 and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 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 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.

Informative(s):

- 1 Reasons for granting permission.

Permission is sought for the installation of 4 x air condenser units to the existing plant at roof level. The units are located adjacent to the staircase, while the proposed new air condenser units would be located centrally and would be screened from any street views by the roof of the main building. The majority of the plant would continue to be located within the central part of the roof. Due to the plant's central rooftop location, it would be screened from any public vantage points and would therefore not have a harmful impact on the character or appearance of the surrounding streetscene. The new chiller units

would measure 900mm in height and would be set back from the front elevation by approximately 2m. Thus, the units would not have a harmful impact on the character or appearance of the host building or wider conservation area.

Given the age of the building, the nature of the use as offices, and the fact that the proposal is not associated with a comprehensive refurbishment scheme (which could reduce overheating via passive measures), the active cooling is considered acceptable in this instance.

The surrounding area is predominantly commercial in nature, although residential properties located on Lamb's Conduit Street to the southwest and Great James Street to the northeast. The roof of the building is partially overlooked by windows that serve neighbouring office users. The new plant is not considered to introduce any amenity impacts by way of loss of outlook, daylight/sunlight, or privacy.

A noise assessment has been submitted to support the application. The Council's Environmental Health Officer has reviewed the information and confirmed that when appropriately attenuated as proposed, the plant complies with the Council's noise standards and should not have an adverse impact on the nearest sensitive-receivers. Two conditions would be attached to the permission to ensure that the plant operates within the Council's minimum noise standards.

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

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with Policies A1, A4, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of 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](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>.

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 of the Chief Planning Officer.

Daniel Pope  
Chief Planning Officer