

Application ref: 2023/1449/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 6 June 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

Gerald Eve LLP
Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Rayne Institute
5 University Street
London
WC1E 6JF

Proposal: Removal of existing condensers, replacement with 4 new condensers at roof level, and associated works

Drawing Nos: 220592(SW01)-1100 P1, 220592(SW01)-1105 P1, Overheating report dated 22/02/2023, Plant Noise Impact Assessment ref. AO/EC19756-2 dated 20/01/2023, Mitsubishi service manuals, Design and Access Statement dated 30/03/2023, cover letter dated 30/03/2023, and site photos document.

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: 220592(SW01)-1100 P1, 220592(SW01)-1105 P1, Plant Noise Impact Assessment ref. AO/EC19756-2 dated 20/01/2023, Mitsubishi service manuals, Design and Access Statement dated 30/03/2023.

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

- 3 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.

- 4 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.

- 5 At least one existing condenser shall be removed prior to use of the four condenser units hereby approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area and to ensure the development is resilient to climate change, in accordance with the requirements of policies D1, D2 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the removal of at least one existing condenser at roof level and the installation of four replacement condensers in the same location. They would sit behind the existing parapet wall on the north east corner of the building to provide cooling to the newly refurbished office space at second floor level. The new units would have greater efficiency than those they are replacing.

The existing roofscape is characterised by a number of items of plant, including a row of approximately 30 condensers sitting behind the parapet fronting University Street. The proposed units would be positioned in the same location

where they would be hidden from public views. The only views of the plant would be from the upper windows of the buildings directly opposite where they would be seen within the context of existing roof level plant. They would not unduly impact the character and appearance of the host building or surroundings and as such, the proposals would preserve the character and appearance of the Bloomsbury Conservation Area.

Due to the location and nature of the proposals they would not harm neighbouring amenity by way of loss of outlook, daylight or privacy.

A plant noise assessment prepared by Environmental Equipment Corporation Ltd. has been submitted which assesses the impact of the proposed equipment in terms of noise emissions on the worst affected neighbouring residential windows. The report has been reviewed by the Council's Environmental Health Officer who confirms that appropriate noise guidelines have been followed, and the calculations show that the noise emission levels of the proposed plant meet the Local Authority criteria during the operating period with specified mitigation and should not have an adverse impact on the nearest sensitive receivers. Approval shall be subject to conditions requiring compliance with Camden's noise standards.

Although the Council generally seeks to resist comfort cooling, in this instance, the proposed units would replace existing condensers serving the same internal areas and would be more efficient. An overheating assessment has also been submitted as required by policy CC2 demonstrating that the rooms are at risk of overheating, and as such, the proposed cooling is accepted in this instance. Furthermore, the existing core ventilation system is proposed to be modified to ensure that cooling only operates when the heating is off and when internal temperatures are excessive. A condition shall secure the removal of at least one existing condenser prior to use of the replacement condensers.

No objections were received prior to the determination of this application.

The planning history of the site has been taken into account when coming to this decision and 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1, A4 and CC2 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



Daniel Pope
Chief Planning Officer