

Application ref: 2023/1380/P  
Contact: Edward Hodgson  
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Date: 9 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Lichfields  
The Minster Building  
21 Mincing Lane  
London  
EC3R 7AG  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**250 Euston Road**  
**London**  
**NW1 2PG**

Proposal:  
Installation of Air Handling Unit (AHU) equipment at roof level 7 and four no. condenser units at roof level 6.

Drawing Nos: Site Location Plan BMJ3985 ZZ 06 DR A 0001, BMJ 3985 ZZ XX DR A 0410, BMJ 3985 ZZ XX DR A 0401, BMJ 3985 ZZ XX DR A 0411, BMJ3985 ZZ XX DR A 0412, BMJ 3985 ZZ 07 DR A 0902, BMJ3985 ZZ 07 DR A 0903, BMJ3985 ZZ 06 DR A 0901, BMJ3985 ZZ XX DR A 0402, BMJ 3985 ZZ XX DR A 0403, Design and Access Statement, Noise Impact Assessment (prepared by Hoare Lea dated 30/03/2023)

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:

Site Location Plan BMJ3985 ZZ 06 DR A 0001, BMJ 3985 ZZ XX DR A 0410, BMJ 3985 ZZ XX DR A 0401, BMJ 3985 ZZ XX DR A 0411, BMJ3985 ZZ XX DR A 0412, BMJ 3985 ZZ 07 DR A 0902, BMJ3985 ZZ 07 DR A 0903, BMJ3985 ZZ 06 DR A 0901, BMJ3985 ZZ XX DR A 0402, BMJ 3985 ZZ XX DR A 0403, Design and Access Statement, Noise Impact Assessment (prepared by Hoare Lea dated 30/03/2023)

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 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.

The proposals involve the installation of new replacement plant. These include a new air handling unit, coil pumpset and isolator extracts at roof level, and four

new condenser units on the flat roof at level six. They would be located on the north portion of the building fronting Hampstead Road.

There are several existing plant units on the roof of the host building and at neighbouring buildings. The plant would be located at sixth and seven floors, and the units would all be set back from the elevation fronting Hampstead Road. The units would therefore have limited visibility from the public realm and would not be out of keeping with the character of rooftops in the vicinity. The units would not detract from the character and appearance of the host building.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. A noise impact assessment has been submitted demonstrating that the noise and vibration from the plant would not exceed the Council's requirements for noise. Conditions are attached stating the any mitigation measures must be implemented and that the noise should not exceed the requirements. The proposals are therefore considered acceptable in amenity terms.

The new plant will replace existing plant which is at the end of its service life. The new units would be more energy efficient than the existing and would consist of more modern units. The proposal is therefore considered acceptable in sustainability terms.

No objections have been received prior to 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, D1, CC1 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](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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer