

Application ref: 2023/2501/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 1 August 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
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bidborough House
38-50 Bidborough Street
London
WC1H 9BT

Proposal:

Installation of one external condenser unit and associated equipment

Drawing Nos: 3360-P-01, 3360-P-02, 3360-P-10 A, 3360-P-11 A, 3360-P-15 C, 3360-P-16 A, 3360-P-20, 3360-P-21 A, 3360-P-22 A, 3360-P-23 C, Memo ref. MEM-0209993-08-JD-20230331-Bidborough House - External Plant.docx, Environmental Noise Survey Report dated 22 May 2023, Air conditioning manufacturer specifications PAC-IFO13B-E R32, Cover letter dated 5th June.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 3360-P-01, 3360-P-02, 3360-P-10 A, 3360-P-11 A, 3360-P-15 C, 3360-P-16 A, 3360-P-20, 3360-P-21 A, 3360-P-22 A, 3360-P-23 C.

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 hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or 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.

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 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.

- 6 The condenser unit hereby approved shall only be used for cooling during extreme weather conditions (over 33 degrees Celsius).

Reason: To ensure the proposal is energy efficient and sustainable in accordance with policy CC2 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The proposal involves the installation of one new condenser unit within the undercroft to the rear service yard area of Bidborough House and associated works including new louvres and ductwork. The unit is required to aid the ventilation of consultation rooms occupied by the Workplace Health department

in order to keep the indoor air quality at a safe level for patients and reduce the risk of airborne infections. Due to these increased ventilation requirements, it is not possible to utilise the existing system which is running at full capacity or other passive measures.

The proposed condenser and louvres would be located to the rear of Bidborough House within a service yard area. There is an existing shutter to close off access to the yard, which would mean that the plant would not be visible from the public realm. Given the small size of the unit and its location within an existing plant area, there would be limited visual impact and the proposals would preserve the appearance of the host building and wider streetscene.

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 Quantum Acoustics 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 predominantly serve the function of increasing ventilation. Cooling and heating coils are incorporated in the external air handling units to temper the external air to avoid bringing in extreme air temperatures (-4 degrees in winter and 33 degrees in summer), and as such, would not provide comfort cooling in the typical sense. Their use as such shall be secured by condition.

No objections were received prior to the determination of this application and 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 D1, 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