

Application ref: 2023/2365/P
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Date: 10 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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planning@camden.gov.uk

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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:

**75 Wicklow Street
London
WC1X 9JY**

Proposal:

Installation of 1 condenser unit at roof level, 2 roof lights, and associated works
Drawing Nos: 220593(SW08)-1100 P1, 220593(SW08)-1106 P1, 220593(SW08)1201
P1, 220593(SW08)-1600 P1, 220593-8112 C3, 220593(SW08)-4100 rev P2,
220593(SW08)-2000 P2, 220593(SW08)-2400 P1, Cover letter dated 5th July 2023,
Overheating report rev P3 dated 23/05/2023, Design and Access Statement dated 1
June 2023, Plant Noise Impact Assessment ref. AO/EC19794-1 dated 20 January
2023, Schedule of works dated June 2023, Mitsubishi manual No. OBH789.

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:

220593(SW08)-1100 P1, 220593(SW08)-1106 P1, 220593(SW08)1201 P1, 220593(SW08)-1600 P1, 220593-8112 C3, 220593(SW08)-4100 rev P2, 220593(SW08)-2000 P2, 220593(SW08)-2400 P1, Cover letter dated 5th July 2023, Overheating report rev P3 dated 23/05/2023, Design and Access Statement dated 1 June 2023, Plant Noise Impact Assessment ref. AO/EC19794-1 dated 20 January 2023, Schedule of works dated June 2023, Mitsubishi manual No. OBH789.

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 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.

Informative(s):

- 1 Reasons for granting permission

75 Wicklow Street is a grade II listed building within the King Cross St Pancras Conservation Area. The building is known as the Ear Institute and forms part of the UCL campus. It was built in 1872 by Joseph Peacock and is constructed of yellow stock brick with red brick bands and stone dressings in a Gothic style. It is this architectural character and detailing which contributes to the building's

significance.

The proposals are to insert two roof lights into a roof slope to the rear of the building that is not seen from any public space. The rooflights would be fairly narrow and are positioned vertically so that they would each only impact one roof rafter, thereby limiting the impact on historic fabric. The design of the rooflights was amended during the course of the application to a heritage style that sits flush with the roof to reduce their visual impact on the building.

In addition, it is proposed to add a cooling system into the room. The system involves the insertion of a cooling unit within the room itself and a pipe that runs from the unit to an external unit at roof level. The only external alteration would be a condenser unit which would be located amongst existing plant and would have limited visual impact due to the set-down location amongst similar items of plant within an area of lesser significance.

The proposals have been reviewed by the Council's Conservation officer who considers that due to the location and nature of the proposals to the rear at roof level where they are not subject to any public or private views, they would preserve the character and appearance of the building and this part of the Kings Cross Conservation Area. The impact of the internal alterations are assessed as part of the associated application for listed building consent (ref. 2023/2416/L).

Due to the location and nature of the proposals and the limited external works, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

A plant noise assessment prepared by EEC 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.

The Council generally seeks to resist comfort cooling unless other passive measures within the cooling hierarchy are considered first and an overheating assessment demonstrates a need for it. In this instance, given the internal arrangement of the room and its heritage status, options for other passive cooling measures are limited. The room is served by three small windows, one of which faces an internal area, a second which does not open, and a third which has a small opening pane and therefore limited opportunity for ventilation. Although rooflights are proposed, these are also fairly small so as to limit impact on historic fabric. An overheating assessment has been provided which demonstrates the room is at risk of overheating, and as such, active cooling is acceptable in this instance.

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.

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

- 3 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).
- 4 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.
- 5 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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer