

Application ref: 2022/5268/P
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Date: 18 September 2023

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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BW Architecture Limited
2nd Floor
39 Margaret Street
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
15-17 Leeke Street
London
WC1X 9HY

Proposal: Alteration of a section of pitched roof to a flat roof and installation of 4 air conditioning units

Drawing Nos: 22-000-DW-001, 22-000-DW-100, 22-000-DW-102 Rev A, 22-000-DW-300, 22-000-DW-101, 22-000-DW-201 Rev A, 22-000-DW-301 Rev A, 22-000-DW-200, Design and Access Statement incorporating a Heritage Statement November 2022, Internal Environmental Analysis, 18460-NIA-01 - Noise Impact Assessment.

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: 22-000-DW-001, 22-000-DW-100, 22-000-DW-102

Rev A, 22-000-DW-300, 22-000-DW-101, 22-000-DW-201 Rev A, 22-000-DW-301 Rev A, 22-000-DW-200, Design and Access Statement incorporating a Heritage Statement November 2022, Internal Environmental Analysis, 18460-NIA-01 - Noise Impact Assessment.

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 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.

- 5 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.

Informative(s):

- 1 Reasons for granting permission:

The current application seeks permission for the erection of external plant; namely the installation of 4 no. air condenser units, which will be installed between the parapet and rear wall on a new flat deck created by cutting out a section of the glazed mono-pitched sloped roof.

The proposed plant is well set back from the roof edge, specifically 800mm behind the parapet line. It is considered that they will be substantially obscured with only minimal visibility from the public realm. The change to the continuous line of the sloped glazed roof form from the introduced cut out will also have limited visibility from the street.

It is considered that the proposed plant will have limited visibility from the main entrance or any areas that form the main curtilage of the building. The principle of erecting plant is considered acceptable as there are already a number of vents on the roof. The proposal includes the removal of the existing highly visible plant infrastructure which is a notable heritage benefit. The proposed siting is therefore considered acceptable and will have no harmful impact on the character and appearance of the conservation area or nearby street scene.

It is considered that the proposed plant would not result in any amenity impact on neighbouring buildings by way of loss of light or outlook. A noise report has been submitted and assessed by the Council's Environmental Health Officer who confirms it complies with the Council's noise requirements.

Dynamic thermal simulation has been used to carry out an overheating analysis. A number of scenarios were assessed for the proposed development in order to demonstrate compliance with the Camden Local Plan cooling hierarchy and TM25 overheating criteria. The results confirm that after the inclusion of passive design measures to reduce overheating risk and cooling demand, the assessed building still overheats and requires the inclusion of air conditioning to mitigate overheating, therefore the addition of the condensers is accepted.

No objections were received in response to the public consultation. The site's planning history has been taken into account when making this decision.

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area, as required 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 A1, A4, D1, D2 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2023.

- 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