

Application ref: 2022/4048/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Mott MacDonald
St Vincent Plaza
319 St Vincent St
Glasgow
G2 5LD
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

London School Of Economics High Holborn Hall Of Residence

**178 High Holborn
London
WC1V 7AA**

Proposal:

Replacement emergency generator on roof; refurbishment of plant space to house a concealed fuel tank room on the ground floor; associated works

Drawing Nos: 400926 - MMD - XX - 00 - DR - A - 0001 Rev P1; 400926 - MMD - XX - 00 - DR - A - 0002 Rev P1; 400926 - MMD - XX - 00 - DR - A - 0003A Rev P1; 400926 - MMD - XX - 0M - DR - A - 0003B Rev P1; 400926 - MMD - XX - 01 - DR - A - 0004 Rev P1; 400926 - MMD - XX - 02 - DR - A - 0005 Rev P1; 400926 - MMD - XX - 03 - DR - A - 0006 Rev P1; 400926 - MMD - XX - 04 - DR - A - 0007 Rev P1; 400926 - MMD - XX - 05 - DR - A - 0008 Rev P1; 400926 - MMD - XX - 06 - DR - A - 0009 Rev P1; 400926 - MMD - XX - 07 - DR - A - 0010 Rev P1; 400926 - MMD - XX - 09 - DR - A - 0012 Rev P1; 400926 - MMD - XX - 10 - DR - A - 0013 Rev P1; 400926 - MMD - XX - 08 - DR - A - 0011 Rev P1; 400926 - MMD - XX - 11 - DR - A - 0014 Rev P1; 400926 - MMD - XX - 12 - DR - A - 0015 Rev P1; 400926 - MMD - XX - 13 - DR - A - 0016 Rev P1; 400926 - MMD - XX - XX - DR - A - 0020 Rev P1; 400926 - MMD - XX - XX - DR - A - 0021 Rev P1; 400926 - MMD - XX - XX - DR - A - 0022 Rev P1; 400926 - MMD - XX - 00 - DR - A - 0023 Rev P1; Planning Statement (Mott Macdonald), dated September 2022.

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: 400926 - MMD - XX - 00 - DR - A - 0001 Rev P1; 400926 - MMD - XX - 00 - DR - A - 0002 Rev P1; 400926 - MMD - XX - 00 - DR - A - 0003A Rev P1; 400926 - MMD - XX - 0M - DR - A - 0003B Rev P1; 400926 - MMD - XX - 01 - DR - A - 0004 Rev P1; 400926 - MMD - XX - 02 - DR - A - 0005 Rev P1; 400926 - MMD - XX - 03 - DR - A - 0006 Rev P1; 400926 - MMD - XX - 04 - DR - A - 0007 Rev P1; 400926 - MMD - XX - 05 - DR - A - 0008 Rev P1; 400926 - MMD - XX - 06 - DR - A - 0009 Rev P1; 400926 - MMD - XX - 07 - DR - A - 0010 Rev P1; 400926 - MMD - XX - 09 - DR - A - 0012 Rev P1; 400926 - MMD - XX - 10 - DR - A - 0013 Rev P1; 400926 - MMD - XX - 08 - DR - A - 0011 Rev P1; 400926 - MMD - XX - 11 - DR - A - 0014 Rev P1; 400926 - MMD - XX - 12 - DR - A - 0015 Rev P1; 400926 - MMD - XX - 13 - DR - A - 0016 Rev P1; 400926 - MMD - XX - XX - DR - A - 0020 Rev P1; 400926 - MMD - XX - XX - DR - A - 0021 Rev P1; 400926 - MMD - XX - XX - DR - A - 0022 Rev P1; 400926 - MMD - XX - 00 - DR - A - 0023 Rev P1; Planning Statement (Mott Macdonald), dated September 2022.

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 Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

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

Planning permission is sought to replace the existing emergency Life Safety generator on the roof and to refurbish the existing plant space at ground level to house a concealed fuel tank room. A replacement fuel pipe would connect the two, on the eastern elevation of the building.

The replacement generator would be located in the same position as the existing, and would be of similar dimensions. The existing generator is on the lower of the two main roofs of the building, towards the rear of the site, where it is not visible in the public realm. The replacement is therefore considered to be acceptable in terms of its siting and visual impact. The connecting pipe to the ground level plant room is also considered to be acceptable, given its siting and design.

At ground level, the existing plant space would be refurbished to house a concealed fuel tank room. Steel louvres, zinc cladding and matching brickwork would be used, which is considered to be appropriate. The plant space is also not visible in the public realm.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties due to the nature of the works (i.e. replacement / refurbishment of existing features). The applicant has noted that the generator will be tested once a month for approximately 5 minutes and longer operation would only occur if there is an emergency (power failure) to support life safety systems only. This can be secured by a condition which also limits the noise level.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed development is in general accordance with Policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the 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