

Application ref: 2023/1586/P
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Date: 1 November 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

DP9
100 Pall Mall
London
SW1Y 5NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
200 Gray's Inn Road
London
WC1X 8XZ

Proposal:
Installation of external condenser unit within the existing ground floor plant area

Drawing Nos: Site Location Plan, BF15141-001.DWG, DI0762-200GIR-GA-G Rev PO1, 2310-GA-101 Rev A, 23010-GA-100 Rev A, 23010-GA-102 Rev A, 23010-GA-103 Rev B, Planning Noise Report 23031-R01-A, Air Conditioning Technical Data REMQ-U, REYQ-U.

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, BF15141-001.DWG, DI0762-200GIR-GA-G Rev PO1, 2310-GA-101 Rev A, 23010-GA-100 Rev A, 23010-GA-102 Rev A, 23010-GA-103 Rev B, Planning Noise Report 23031-R01-A, Air Conditioning Technical Data REMQ-U, REYQ-U.

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:

200 Gray's Inn Road is an office building that is located on the junction of Gray's Inn Road and Coley Street. It is located on a mainly commercial street. The proposal includes the installation of 1 new condenser unit with an acoustic screen within an existing plant area to the south of the building at ground floor. The closest residential units are located within the upper floors of the building known as Churston Mansions which is located approximately 12-18m to the

south. The nearest noise sensitive façade belongs to office premises south of the proposed development site located 12m from the proposed plant location.

The proposed condenser unit and foot frame would be located on the roof of an existing louvered plant enclosure. Due to the height of the southern boundary wall and that the additional unit would be screened from any public vantage points. It is considered the condenser would not create additional harm to the character and appearance of the subject site or the surrounding area.

The Council's Environmental Health officer has reviewed the application and is satisfied that the proposal meets the minimum noise level requirements, subject to standard noise conditions. The proposed units would not have a harmful impact on the amenity of neighbouring residential properties in terms of noise and would be considered acceptable.

The unit is an addition to the existing extensive plant which includes a number of other air conditioning units and is a modern model that would be energy efficient. As such, the proposal is in accordance with the Council's sustainability requirements.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, CC1, CC2 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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 2023.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer