

Application ref: 2023/2069/P
Contact: Obote Hope
Tel: 020 7974 2555
Email: Obote.Hope@camden.gov.uk
Date: 3 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

WSP
70 Chancery Lane
London
WC2A 1AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Sainsbury's
17-21 Camden Road
London
NW1 9LJ

Proposal:

Replacement of rooftop plant machinery and erection of steel gantry clad in perforated aluminium on north-west corner accommodating additional plant equipment
Drawing Nos: PL-A-2001; PL-A-2002; PL-A-2003; PL-A-2004; PL-A-2005; PL-A-2006 REVA; PL-A-2007 REVA; PL-A-2008; PL-A-2009; GDP-Z01-02-SK-S-2803; GDP-Z01-02-SK-S-2808; DG3_2127_0194_B; Noise Impact Assessment by Base Build Services Ltd dated 22nd May 2023 and Cover letter by WSP dated 23rd May 2023.

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: PL-A-2001; PL-A-2002; PL-A-2003; PL-A-2004; PL-A-2005; PL-A-2006 REVA; PL-A-2007 REVA; PL-A-2008; PL-A-2009; GDP-Z01-02-SK-S-2803; GDP-Z01-02-SK-S-2808; DG3_2127_0194_B; Noise Impact Assessment by Base Build Services Ltd dated 22nd May 2023 and Cover letter by WSP dated 23rd May 2023.

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 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 Reason for granting planning permission:

Planning permission is sought for the replacement of rooftop plant machinery and deck and the construction of a self-supporting steel gantry to accommodate additional equipment in site's north-west corner with side access door.

The proposed replacement coolers/condensers and associated deck are considered acceptable in design and appearance. The proposed plant enclosure would be lower than the existing structure by approximately 514mm, and there would be limited visibility of the equipment from the public realm which would provide a visual benefit and enhancement to the existing condition.

The proposed steel gantry would be located to the north-west corner and whilst this would add additional bulk and massing to the building, the existing corner setback provides some architectural relief to the building and the proposed extension would be constructed in response to the context of the tight urban site.

The upper gantry balustrade around the plant equipment would be clad in a perforated aluminium with powder coated finish to match the existing cladding. The balustrade would be 2300mm high and would not fully enclose the corner of the building that would maintain the views of the original buildings form and the features behind the building would be adequately retained. The structure would be independently supported on columns which would be fixed to the service yard slab which would be separated from the main building. The design of the frame would therefore preserve the unique architectural features of the High-Tech building's exposed steel frame. The self-supporting nature of the structure would ensure that the proposed works would be reversible and could be removed in the future without posing harm to the building.

The proposal is considered to preserve the character and appearance of the host building and conservation area. 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.

The Environment Officer was consulted, who confirmed that appropriate noise guidelines have been followed. The plant noise criteria have been adequately predicted. Subject to conditions the assessment indicates that the proposed plant installation should be capable of achieving the proposed environmental noise criteria at the nearest and potentially most affected noise sensitive receptors.

Given the location of the works, the proposal is not considered harmful to the neighbouring amenity in terms of loss of daylight/sunlight, nor would the works contribute to a sense of enclosure.

No comments from adjoining occupiers have been received as part of this application. The site history has been duly considered as part of the assessment of this case.

As such, the proposed development is in general accordance with policies A1, A3, A4, D1, and D2 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer