

Application ref: 2023/2218/P
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Date: 15 November 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Rock Townsend
Old School
Exton Street
London
SE1 8UE

Dear Sir/Madam

skDECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

London School Of Hygiene And Tropical Medicine
Keppel Street
London
WC1E 7HT

Proposal:

Installation of 2 air conditioning units within lower ground floor moat fronting Keppel Street, new roof light on the roof of the infill extension fronting Keppel Street, replacement of lower ground floor windows fronting Gower Street, installation of new kitchen duct in the south courtyard area, new metal security gate and creation of bike store at lower ground floor level and associated works.

Drawing Nos:

Existing

PH3D-RTA-XX-LG-DR-A-00101 ST3_F; PH3D-RTA-XX-LG-DR-A-00102 ST3; PH3D-RTA-XX-LG-DR-A-00401 ST3_F; PH3D-RTA-XX-G-DR-A-00402 ST3_F; PH3D-RTA-XX-LG-DR-A-00501 ST3_F; PH3D-RTA-XX-G-DR-A-00502 ST3_F; PH3D-RTA-XX-XX-DR-A-00801 ST3_F.

Proposed

PH3D-RTA-XX-LG-DR-A-00403 ST3_F; PH3D-RTA-XX-G-DR-A-00404 ST3_F; PH3D-RTA-XX-LG-DR-A-00503 ST3_F; PH3D-RTA-XX-LG-DR-A-00405 P3; PH3D-RTA-XX-G-DR-A-00406 P2; PH3D-RTA-XX-LG-DR-A-00408 PR2; PH3D-RTA-XX-LG-DR-A-00410 ST4_F; PH3D-RTA-XX-LG-DR-A-00504 ST4; PH3D-RTA-XX-LG-DR-A-00507

ST3_F; PH3D-RTA-XX-XX-DR-A-00802 ST3_F; PH3D-RTA-XX-LG-DR-A-19005 ST4; PH3D-RTA-XX-LG-DR-A-19006 ST4; PH3D-RTA-XX-LG-DR-A-19008 ST4; PH3D-RTA-XX-LG-DR-A-19044 ST4; PH3D-RTA-XX-LG-DR-A-19045 ST4; PH3D-RTA-XX-XX-DR-A-26051 ST4_T; PH3D-RTA-XX-LG-DR-A-35001 PR1; LH0515-M-57-RF-001 T1; 15946/005 B; 15946/001; PH3D-RTA-XX-LG-DR-A-19072; PH3D-RTA-XX-LG-DR-A-19072 rev A.

Supporting

Plant noise emissions assessment prepared by Ion Acoustics Ltd dated 25/05/2023; Heritage Report Appendix B prepared by Troup Bywaters + Anders dated January 2023; Historic Impact Assessment prepared by Richard Griffiths Architects dated May 2023; SKA Assessment Report prepared by BDP dated 24th 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:

Existing

PH3D-RTA-XX-LG-DR-A-00101 ST3_F; PH3D-RTA-XX-LG-DR-A-00102 ST3; PH3D-RTA-XX-LG-DR-A-00401 ST3_F; PH3D-RTA-XX-G-DR-A-00402 ST3_F; PH3D-RTA-XX-LG-DR-A-00501 ST3_F; PH3D-RTA-XX-G-DR-A-00502 ST3_F; PH3D-RTA-XX-XX-DR-A-00801 ST3_F.

Proposed

PH3D-RTA-XX-LG-DR-A-00403 ST3_F; PH3D-RTA-XX-G-DR-A-00404 ST3_F; PH3D-RTA-XX-LG-DR-A-00503 ST3_F; PH3D-RTA-XX-LG-DR-A-00405 P3; PH3D-RTA-XX-G-DR-A-00406 P2; PH3D-RTA-XX-LG-DR-A-00408 PR2; PH3D-RTA-XX-LG-DR-A-00410 ST4_F; PH3D-RTA-XX-LG-DR-A-00504 ST4; PH3D-RTA-XX-LG-DR-A-00507 ST3_F; PH3D-RTA-XX-XX-DR-A-00802 ST3_F; PH3D-RTA-XX-LG-DR-A-19005 ST4; PH3D-RTA-XX-LG-DR-A-19006 ST4; PH3D-RTA-XX-LG-DR-A-19008 ST4; PH3D-RTA-XX-LG-DR-A-19044 ST4; PH3D-RTA-XX-LG-DR-A-19045 ST4; PH3D-RTA-XX-XX-DR-A-26051 ST4_T; PH3D-RTA-XX-LG-DR-A-35001 PR1; LH0515-M-57-RF-001 T1; 15946/005 B; 15946/001; PH3D-RTA-XX-LG-DR-A-19072; PH3D-RTA-XX-LG-DR-A-19072 rev A.

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dated 24th 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.

- 6 Prior to commencement of the use, further details shall be submitted to and approved in writing by the Council, of the installation, operation, and maintenance of the odour abatement equipment and extract system, including the height of the extract duct and vertical discharge outlet, in accordance with the 'EMAQ+Control of Odour and Noise from Commercial Kitchen Exhaust Systems. Approved details shall be implemented prior to the commencement of the use and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by cooking odour in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The 2 new air conditioning units would be located at lower ground floor level within the moat fronting Keppel Street. They would be freestanding and would

be positioned against the rear wall of the moat. The units would not be readily visible from the surrounding streetscene or neighbouring buildings due their location at lower ground floor level. As such, the units would not have an adverse impact on the character or appearance of the building, the streetscene or the wider conservation area and would be considered acceptable.

The proposed new roof light on the lower ground floor infill extension fronting Keppel Street would be installed on a non-original roof and would not be harmful to the character or appearance of the building. Views of the existing infill extension are mainly screened from the street due to the stone parapet that surrounds the existing infill extension. The rooflight would not project above the existing roof of the infill extension and would remain screened from the street and would be considered acceptable.

The proposal includes replacement of lower ground floor windows along Gower Street with double glazed powder coated steel windows. These would match the details and materials of replacement windows at lower ground floor level fronting Malet Street that have been approved in June 2021 under separate permissions (ref 2021/1920/P and 2021/2383/L)). The Bloomsbury Conservation Area Advisory Committee (CAAC) commented that plastic materials would not be supported however if the replacement windows are metal this would be acceptable. Additional drawings have been submitted to confirm that the replacement windows would be powder coated aluminium to match the approved replacement windows. The windows would create a consistent appearance within the building and would be considered acceptable.

New ducting would be installed within the lower ground floor that would discharge through 3 of the high level windows. This follows the existing arrangement so there would be no harmful visual change as a result of these works and the impact on the character and appearance of the building would remain largely unchanged. Due to its location at lower ground floor level, there would be no harm to the surrounding streets or wider conservation area.

The nearest noise sensitive properties lie to the southwest along Gower Street that are approximately 20m from the application site. The proposed external works are mainly at lower ground floor level and also within the building itself. There would be no harmful amenity impacts in terms of daylight, overlooking or sense of enclosure.

An acoustic assessment has been submitted to support the planning application. As part of the work, new building services plant would be provided including a kitchen extract fan on the roof and two new condensers for the cold room and freezer. Appropriate noise guidelines have been followed within the report and the plant noise criteria have been adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building. The assessment indicates that the proposed plant with the inclusion of the acoustic enclosure should be capable of achieving the proposed environmental noise criteria at the nearest and potentially most affected noise sensitive receptors. The Council's Environmental Health officer has reviewed the information and is satisfied with the details subject to standard conditions being attached in relation to noise levels and details of the maintenance and odour abatement equipment.

- 2 A new metal security gate would be installed between the existing external bike area within the moat at lower ground floor level and the new fire escape stairs that was approved under ref 2023/0759/L. This gate would only be used in the event of a fire but would also ensure the security of the bike area is retained. The gate would be constructed from powder coated steel with an access control fixed to the edge of the gate. The materials would match the finish of bike storage structures within the moat. Views of the gate would be mainly concealed from street level and would be considered acceptable.

The new internal cycle store would be provided at lower ground floor level. This would include 26 two tier racks and 5 reallocated single bike racks. The new cycle store is an improvement on the current arrangements and is welcomed. The Council's Transport officer has reviewed the information and is satisfied with the details. A condition would be attached to ensure the cycle racks are provided in line with the approved plans.

There will be no impact on neighbour amenities in terms of daylight, sunlight privacy, outlook or noise.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, and of preserving the listed building and its features of special architectural or historic interest, under s.66 and s72 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 A1, D1, D2 and CC1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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).

- 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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer