

Application ref: 2023/3326/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 15 December 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

Brunel Planning
51 Queen's Road
Kent
TN4 9LZ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Stephenson House
75 Hampstead Road
London
NW1 2PL

Proposal:

Installation of an emergency generator at basement level with associated works including the installation of a flue at roof top level and installation of a new grille and louvred door to elevation of ground floor retail unit fronting Drummond Street

Drawing Nos: 20122-PL-000 rev A; 20122-PL-001; 20122-PL-002 rev A; 20122-PL-003 rev A; 20122-PL-004; 20122-PL-005; 20122-PL-006 rev A; 20122-PL-007 rev A; 20122-PL-008; 20122-PL-009 rev A; Covering letter by Brunel Planning dated 11/08/2023; Environmental Noise Survey and Plant Noise Assessment prepared by Quantum Acoustics dated 24/06/2023; Planning Statement prepared by Brunel Planning dated August 2023; Extract and Ventilation Strategy Report dated 11/08/2023; Air Quality Impact Assessment prepared by CETEC dated August 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:

20122-PL-000 rev A; 20122-PL-001; 20122-PL-002 rev A; 20122-PL-003 rev A; 20122-PL-004; 20122-PL-005; 20122-PL-006 rev A; 20122-PL-007 rev A; 20122-PL-008; 20122-PL-009 rev A; Covering letter by Brunel Planning dated 11/08/2023; Environmental Noise Survey and Plant Noise Assessment prepared by Quantum Acoustics dated 24/06/2023; Planning Statement prepared by Brunel Planning dated August 2023; Extract and Ventilation Strategy Report dated 11/08/2023; Air Quality Impact Assessment prepared by CETEC dated August 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 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 10dB one metre outside any premises.

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

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.

- 6 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 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

- 7 The 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.

Permission is sought for the installation of an emergency generator in the basement of the commercial building. Minor external alterations to the front elevation of the retail unit fronting Drummond Street would be required as well as the installation of a flue measuring 3m in height by 0.185m in width at roof level. The generator would be required to provide un-interruptible electric supply to support the continuous operation of the radio studios within the 2nd and 3rd floors of the building in the event of a power outage.

Loss of floor space:

The proposed basement room would measure 26 sq. m. This would result in the loss of 0.08% of flexible office floor space and would not result in a significant loss of commercial floor space within the basement floor. The new riser connecting the ground floor and basement generator would measure 4.6 sq. m and would continue to maintain the overall useable area of retail floorspace.

Design:

The proposed louvre and grille on the eastern retail unit would provide air supply to the new generator. It would be the same size aperture as the existing. The finishing would be hot zinc sprayed to RAL 1035 . These materials would match the previously installed louvre and grille and would maintain the architectural integrity of the existing building. The new.

The proposed flue would be installed within the existing plant area next to an existing flue and would be set back 1.1m. It would not be visible from street level and would not have an adverse impact on longer views from neighbouring streets and would be considered acceptable.

Air quality:

An air quality assessment has been submitted in support of the application. It has been confirmed that the emergency generator would only be used in the event that all power is lost and would not be tested more than 50 hours per year. Alternative technologies to diesel have been considered including a gas generator but this was not considered feasible as there is no existing gas supply available to suit the equipment and would not comply with the fire strategy of the building. The Council's Air Quality officer has reviewed the information and is satisfied with its findings.

Amenity

Due to the location and nature of the works the proposal would not have an adverse impact on neighbour amenities in terms of daylight, sunlight, privacy or outlook.

Amenity (Noise):

A noise assessment has also been submitted in support of the application. The Environmental Health officer has reviewed the information and has confirmed that the assessment indicates that the proposed installation should be capable of achieving "Low Observed Adverse Effect Level (LOAEL) of the NPSE and NPPG and achieves the aims of National Planning Policy Framework (NPPF)" and Camden Council's Local Plan, version June 2017 at the nearest and potentially most affected noise sensitive receptors. Standard conditions would be attached to ensure that the noise from and hours of use of the back-up generator would not harm the amenity of neighbouring occupiers.

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 policy A1, A4, and D1, of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021; and the National Planning Policy Framework 2023.

- 2 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.
- 3 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).
- 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer