

Application ref: 2020/4687/P  
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Date: 31 January 2024

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

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CSjv  
Victoria House  
Bloomsbury Square  
London  
WC1B 4DA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**82-92 (even) Euston Street**  
**London**  
**NW1 2HA**

Proposal:

Addition of external ventilation grilles to the front elevations of properties associated with the installation of internal ventilating units.

Drawing Nos: Site Plan for 82-92 Euston Street prepared by HS2; EW-NI-SonairDetail-PR-EL-01, rev 1.0; EW-NI-SonairDetail-PR-EL-2, rev 1.0; EW-NI-SonairDetail-PR-EL-03, rev 1.0; EW-NI-EustonSt-EX-EL-01, rev 1.0; EW-NI-EustonSt-PR-EL-01, rev 1.0; Assessment of Fire Safety Mitigation Measures report prepared by GSA Ltd., rev A, April 2019; Sonair Acoustic (sound attenuating) filtered air supply units product document;

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 Plan for 82-92 Euston Street prepared by HS2; EW-NI-SonairDetail-PR-EL-01, rev 1.0; EW-NI-SonairDetail-PR-EL-2, rev 1.0; EW-NI-SonairDetail-PR-EL-03, rev 1.0; EW-NI-EustonSt-EX-EL-01, rev 1.0; EW-NI-EustonSt-PR-EL-01, rev 1.0

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Prior to first use, the Sonair ventilation units hereby approved shall be installed in full accordance with the manufacturers specification and fitted with fire resisting intumescent sleeves through all cored holes for the full depth of wall construction. The ventilation units shall thereafter be maintained in full accordance with the manufacturers specifications and the sleeves permanently retained thereafter.

Reason: To safeguard fire safety and mitigate exposure to poor air quality of occupants in accordance with the requirements of policies C1 and CC4 of the London Borough of Camden Local Plan 2017.

- 4 The total noise from fixed plant associated with the application site, when at a point 1m external to sensitive facades shall be at least 10 dB(A) less than the existing background measurement (LA90), expressed in dB(A), when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB(A) below background noise level.

Reason: To safeguard the amenities of the 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 All ventilating units shall be provided with the sound attenuation in accordance with the manufacturers' specifications. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding the amenities of the premises and the area generally in accordance with the requirements of policies A1, A4 of the London Borough of Camden Local Plan 2017.

- 6 When operational, noise levels from the Sonair Ventilation system in habitable rooms of the nearest noise sensitive residential receptors should comply with internal noise levels in BS8233:2014.

Reason: To prevent noise nuisance within adjoining premises in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission:

The proposal involves the installation of external ventilation grilles to the front elevations of various properties at the terrace of 82 - 92 Euston Street, as part of the installation of internal Sonair ventilation units to serve flats in these buildings. These units are intended to allow acoustically attenuated ventilation to properties in order to limit intrusive noise from the exterior during the nearby HS2 construction works.

The acoustic vents would project from the building by up to 85mm, with the external plastic grille and vent being white coloured.

The existing terrace has been altered at points previously and the exterior walls contain a number of exposed cables and other utilitarian equipment of a similar scale to the proposed vents. As such the addition of the vents and grilles would not significantly impact the character or appearance of the building.

The ventilation units are considered to be emission free and would not directly impact on air quality.

An assessment of fire safety measures for the ventilation units' installation has been provided and identifies the principal risk to fire safety as being the potential to connect any voids within the depth of the wall, or to facilitate fire spread through the exposure of combustible materials. To mitigate this risk, fire resisting intumescent sleeves would be inserted through all cored holes. The installation of these would be secured by planning condition. Specific oversight of fire safety is undertaken through building regulations, and the building control function.

The anticipated noise impact of the installations has been assessed by the Council's Environmental Health Officer and considered acceptable to occupants and neighbouring amenity subject to compliance with planning conditions. These would ensure installation in accordance with manufacturer's noise attenuation specifications, compliance with acceptable British Standards internal noise levels and restricting the total noise output externally to be at least 10 dB(A) less than the existing background measurement.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

The proposal is in general accordance with policies A1, A4, C1, CC4 and D1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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 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](http://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.

- 5 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer