

Application ref: 2023/4317/P
Contact: Daren Zuk
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Date: 19 February 2024

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

Tibbalds Planning and Urban Design
30 King's Bench St
London
SE1 0QX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20-23 Greville Street
London
EC1N 8SS

Proposal:
Relocation of plant machinery at roof level (retrospective)

Drawing Nos: 1123-GDM-XX-RF-DR-M-5909 Rev T2, 1123-GDM-XX-XX-DR-M-6302 Rev T3, 1123-GDM-XX-XX-DR-M-6303 Rev T2, HTS-XX-RF-DR-M-57-107 Rev P02, Technical Specification Sheet, Plant Noise Emissions Assessment, Location Plan, Covering Letter, Heritage Planning Design and Access Statement

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:

1123-GDM-XX-RF-DR-M-5909 Rev T2, 1123-GDM-XX-XX-DR-M-6302 Rev T3, 1123-GDM-XX-XX-DR-M-6303 Rev T2, HTS-XX-RF-DR-M-57-107 Rev P02, Technical Specification Sheet, Plant Noise Emissions Assessment, Location Plan, Covering Letter, Heritage Planning Design and Access Statement

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

- 3 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 installation operating 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

- 4 Within one month of this decision, the plant installation hereby approved 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.

The relocated mechanical building services plant equipment is located on the main roof in the southeast corner of the building, as part of the tenant fit out at 8 Bleeding Heart Yard. The original mechanical building services plant equipment was approved under ref. 2018/0910/P (dated 19/06/2019), and located in a similar location.

The relocated machinery has been strategically sited to ensure there is no visibility from the public realm within Bleeding Heart Yard, and is also of a similar scale as previously approved. It is therefore considered that the relocation preserves the character and appearance of the host building and the Hatton Garden Conservation Area.

A Noise Impact Assessment was submitted indicating that the noise emitted from the air-conditioning units would be within the requirements of Policy A4.

The proposals have been reviewed by the Council's Environmental Health Officer who deem them to be acceptable. Conditions are attached to ensure that noise from the plant does not exceed the Council's noise levels.

Due to the siting of the machinery coupled with the provision of noise mitigation measures, the proposal is not considered to cause any adverse impacts on the amenity of neighbouring residential occupiers with regards to daylight/sunlight, privacy, or sense of enclosure.

No objections were received prior to the determination of this application. 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 Hatton Garden 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.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2, and CC2 of the 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 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 above the printed name and title.

Daniel Pope
Chief Planning Officer