

Application ref: 2023/5029/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 5 April 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

Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**17 Charterhouse Street
London
EC1N 6RA**

Proposal:

Installation of an extraction flue at roof level

Drawing Nos: DCL-AUK-ZZ-ZZ-DR-A-07001 Rev P02, DCL-AUK-ZZ-ZZ-DR-A-07001 Rev P01, DCL-AUK-ZZ-ZZ-DR-A-07100 Rev P01, DCL-AUK-ZZ-ZZ-DR-A-07101 Rev P02, DCL-AUK-ZZ-ZZ-DR-A-07100 Rev P01, Air Quality Statement prepared by RSK Environment Ltd dated 17/11/2023.

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: DCL-AUK-ZZ-ZZ-DR-A-07001 Rev P02, DCL-AUK-ZZ-ZZ-DR-A-07001 Rev P01, DCL-AUK-ZZ-ZZ-DR-A-07100 Rev P01, DCL-AUK-ZZ-ZZ-DR-A-07101 Rev P02, DCL-AUK-ZZ-ZZ-DR-A-07100 Rev P01, Air Quality Statement prepared by RSK Environment Ltd dated 17/11/2023.

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from the installation at the development with specified noise mitigation hereby approved shall be lower than the typical 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 the flue 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.

Informative(s):

- 1 Reasons for granting permission:

The proposals involve the installation of an polypropylene extraction flue on the roof of the building and the addition of a research and development laboratory on the third floor. The flue would be screened by the existing plant at roof level and would be placed amongst other plant equipment centrally on the roof. The proposed laboratory is to be fitted out with a fume cupboard extract system which will be ducted via a 315mm ducting to discharge 3m above the roof of the building via a discharge cone. There are a number of other extraction flues and plant equipment along the roof tops of other adjacent buildings so the proposed flue would not appear out of character and it would read as a subordinate addition to the roof.

The existing use of the building is within office use (Class E) and the proposal involves to introduce a small research and development laboratory (Class E) to be located within the third floor of the building. The laboratory will test new cleaning techniques for rough diamonds. The proposed new laboratory space would be permitted under Class E. As such, the change from office to laboratory space would not constitute development, and planning permission is not required for a change of use.

The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook, noise or privacy. The proposal has been reviewed by the Council's Environmental Health team who confirm the proposals are acceptable subject to a standard noise condition which will be attached to any decision notice.

An air quality (AQ) statement has also been submitted with the application in relation to the fumes discharged from the diamond laboratory and impact on air quality. The flue extract would be installed on the tallest part of the existing building. The prevailing wind direction is westerly, and the nearest sensitive facades are outside the direction of discharge which is at St Andrews House, which is to the north of the stack. This residential building is lower in height by 2 storey's. The buildings to the east are in commercial use with Anglia Ruskin University to the east having its own roof plant enclosure at a similar height to the application building. The flue discharge of fumes will be in accordance with good practice at least 10m away from intakes on the neighbouring commercial building roofs and well beyond that distance for all other intakes. The substances used in the cleaning processes will be used in small quantities and would be discharged for limited time periods (between 1-3 hours per month) resulting in substantially lower emissions to the air. The AQ statement identifies the low levels of discharge, and confirms that they are within the assessment criteria and, on balance, it is considered that a significant adverse impact on air quality would be highly unlikely to neighbouring residents and the surrounding area.

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

Overall, the proposal is considered to preserve the character and appearance of the Hatton Garden 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.

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



Daniel Pope
Chief Planning Officer