

Application ref: 2023/4924/P
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Date: 2 May 2024

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

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planning@camden.gov.uk
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totemstudio London
2 Alexander Street
London
W2 5NT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

15 Warren Mews
London
W1T 6AZ

Proposal:

Installation 1x air conditioning unit on rear roof slope.

Drawing Nos: S001 P2, S002 P2, S003 P2, S004 P2, S101 P2, S102 P2, S103 P2, S201 P2, S202 P2, S203 P2, A001b P2, A002b P2, A003b C1, A004b P3, A101b P3, A102b P3, A103b P3, A201b P3, A202b P3, A203b P3, Location Plan, Block Plan, Design and Access Statement rev 01 (dated 15 March 2024), Noise Impact Assessment, Acoustic Enclosure Calculations (dated 9 March 2024, prepared by The Acoustic Enclosures), 8043-01 rev 3 (Acoustic Enclosure Details, dated 9 March 2024, prepared by Acoustic Enclosures Limited)

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:

S001 P2, S002 P2, S003 P2, S004 P2, S101 P2, S102 P2, S103 P2, S201 P2, S202 P2, S203 P2, A001b P2, A002b P2, A003b C1, A004b P3, A101b P3, A102b P3, A103b P3, A201b P3, A202b P3, A203b P3, Location Plan, Block Plan, Design and Access Statement rev 01 (dated 15 March 2024), Noise Impact Assessment, Acoustic Enclosure Calculations (dated 9 March 2024, prepared by The Acoustic Enclosures), 8043-01 rev 3 (Acoustic Enclosure Details, dated 9 March 2024, prepared by Acoustic Enclosures Limited)

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 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 all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/surrounding premises are 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 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 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 proposed ASHP/air cooling unit, with associated enclosure, would be located at roof level at the rear of the building to support the building's use as

an optical clinic. The unit has been sensitively sited to ensure that there is limited visibility from the public realm. Therefore, the proposal would preserve the character and appearance of the host building and the wider Fitzroy Square Conservation Area. Although in relatively close proximity, the proposed unit would not cause harm to the adjacent Grade II listed buildings at nos. 30-34 Warren Street, as the application site is separated by a single storey building to the rear of the listed buildings.

A noise impact assessment was submitted indicating that, with the provision of mitigation measures such as acoustic enclosures, 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 team who deem them to be acceptable. Conditions are attached to ensure that noise from the plant does not exceed the required levels. The application also included a statement that outlined how the use as an optical clinic requires cooling due to its medical nature, particularly in diagnostic and consulting rooms. This statement shows that natural ventilation would not be suitable in the context of the site, specifically referring to the site limitations in building layout and design that would make other forms of ventilation inadequate. The proposal was reviewed by the Council's Sustainability Officer who raised no objection.

Due to the siting of the proposed ASHP coupled with the provision of noise mitigation measures, the proposal is not considered to cause any adverse impacts on the amenity of neighbouring occupiers.

Two objections were received following statutory consultation, which are outlined in the associated Consultation Summary document. 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 Fitzroy Square 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



Daniel Pope
Chief Planning Officer