

Application ref: 2024/0692/P
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Date: 9 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mace Dragados Joint Venture
2nd Floor, The Podium
1 Eversholt Street
London
NW1 2DN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
104 Euston Street
London
NW1 2HA

Proposal:
Addition of 3 x external ventilation grilles to the rear and side elevations associated with the installation of internal ventilating units.

Drawing Nos: 1CP01-MDS-GL-DEL-SS08_SL23-000304, rev P01.1; 1CP01-MDS-GL-DSE-SS08_SL23-000001, rev P01.1; 1CP01-MDS-GL-DLO-SS08_SL23-000104, rev P01.1; 1CP01-MDS-GL-DEL-SS08_SL23-000204, rev rev P01.1; Cover letter prepared by HS2, ref. 1CP01-MDS-EV-CRO-SS08_SL20-000008; 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 1CP01-MDS-GL-DEL-SS08_SL23-000304, rev P01.1; 1CP01-MDS-GL-DSE-SS08_SL23-000001, rev P01.1; 1CP01-MDS-GL-DLO-SS08_SL23-000104, rev P01.1; 1CP01-MDS-GL-DEL-SS08_SL23-000204, rev P01.1;

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the installation of external ventilation grilles to the north-east and south elevations (side and front) of 104 Euston Street, as part of the installation of internal Sonair ventilation units to serve flats in this building. 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 have a low profile with a minimal upstand, with the external plastic grille and vent being brown or white coloured to match the building facades.

The three grilles would be a very minor element of the building elevations and would be located near to roof level and set behind existing balustrades. 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.

- 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 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer