

Application ref: 2024/0790/P
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Date: 20 June 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

Rakowski
50, Bishops Road
Cambridge
CB2 9NH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**56 Shorts Gardens
London
WC2H 9AN**

Proposal: Relocation and upgrade of existing roof access hatch; installation of 3 x air conditioning units and associated pipework to flat roof, railings and a step platform at roof, emergency lighting.

Drawing Nos: 041-P-005, rev 01; 041-P-010, rev 01; 041-P-011, rev 01; 041-P-012, rev 01; 041-P-013, rev 01; 041-P-100, rev 02; 041-P-200, rev 02; 041-P-200, rev 01; Acoustic Report prepared by Philip Acoustics Ltd., 23091-002, 02/2024; Design and Access Statement prepared by CLAD Studio, May 2024.

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- 041-P-005, rev 01; 041-P-010, rev 01; 041-P-011, rev 01; 041-P-012, rev 01; 041-P-013, rev 01; 041-P-100, rev 02; 041-P-200, rev 02; 041-P-200, rev 01; Acoustic Report prepared by Philip Acoustics Ltd., 23091-002, 02/2024; Design and Access Statement prepared by CLAD Studio, May 2024.

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

- 4 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.

- 5 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 machinery 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/consent-

The proposal involves involve a number of alterations to the roof of the existing commercial building.

The new roof access hatch would be larger than the existing hatch but would remain a modest size and roughly in a similar position as the existing hatch,

with no discernible impact to the visual appearance of the building.

The new steel stair with handrail and gate, would similarly be a modest structure and be set well back from the building's edges, so as to have a limited prominence and visibility from beyond the site. The balustrade surround to the flat roof and new air conditioning units would also be a minor element of the roofscape and not materially affect the appearance of the building.

Overall, the proposed alterations are relatively insignificant, do not materially affect the appearance of the building, owing to the limited architectural significance of the roof and it being less sensitive to the installation of small-scale utilitarian elements such as those proposed at the application site. The character and appearance of the building and wider conservation area would be unaffected.

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.

The property has 3 existing AC units that provide cooling to 2 editing suits and 1 server room (all requiring temperature-controlled environments due to equipment). These condenser units are located at ground level of the light wells to either side of the entrance lobby at the rear of the front building. The light wells also contain AC condensers that service the main street facing buildings. The applicant has confirmed that no new parts of the building will be served by active cooling which are currently not served by active cooling. The primary use for the proposed roof mounted AC units will be to provide heating to the building, allowing the electric space heaters to be removed. This will provide a more energy efficient heating solution for the building, therefore consistent with policy CC1 which supports and encourages sensitive energy efficiency improvements to existing buildings.

The Council's Environmental Health Officer is satisfied that the submitted acoustic submission should meet Camden Local Plan 2017 guidelines. Therefore, the air conditioning units are acceptable in environmental health terms. Conditions are attached to ensure the plant meets noise and vibration criteria.

Given the nature and scale of the works, the proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

No comments have been received following statutory consultation on the application. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1, D1, D2, and CC1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 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.

- 3 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



Daniel Pope
Chief Planning Officer