

Application ref: 2024/1825/P  
Contact: Matthew Kitchener  
Tel: 020 7974 2416  
Email: [Matthew.Kitchener@camden.gov.uk](mailto:Matthew.Kitchener@camden.gov.uk)  
Date: 27 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Clifford Tee + Gale  
Spectrum House  
Beehive Ring Road  
Airport  
Gatwick  
RH6 0LG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**42-49 First Avenue House**  
**High Holborn**  
**London**  
**Camden**  
**WC1V 6NP**

Proposal:  
Replacement of three roof chillers with three new chiller units.  
Drawing Nos: Cooling Hierarchy Report  
Noise Impact Assessment  
Vibration Analysis  
Design and Access & Heritage Statement  
356855-7233-CTG-ZZZ-ZZ-DR-A-0014-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0015-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0016-A1600 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0011-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0012-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0013-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0005-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0006-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0007-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0008-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0009-A1600 Rev P01  
256855-7233-CTG-ZZZ-ZZ-DR-A-0010-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0003-A1700 Rev P01

356855-7233-CTG-ZZZ-ZZ-DR-A-0004-A1700 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0001-D0100 Rev P01  
356855-7233-CTG-ZZZ-ZZ-DR-A-0002-D0100 Rev P01

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: Cooling Hierarchy Report, Noise Impact Assessment, Vibration Analysis, Design and Access & Heritage Statement, 356855-7233-CTG-ZZZ-ZZ-DR-A-0014-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0015-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0016-A1600 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0011-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0012-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0013-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0005-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0006-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0007-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0008-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0009-A1600 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0010-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0003-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0004-A1700 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0001-D0100 Rev P01, 356855-7233-CTG-ZZZ-ZZ-DR-A-0002-D0100 Rev P01.

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 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or 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.

Reason: To safeguard the amenities of the adjoining premises and the area generally 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 safeguard the amenities of the adjoining premises and the area generally 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:

First Avenue House is an 11 storey Ministry of Justice building located within the Bloomsbury conservation area, it is not listed. It is proposed to replace three existing chillers with three new chillers. The units have been sensitively sited on the roof of the building to ensure that they are not visible from the public realm at ground level and they are being installed in the same location as the current units. It is therefore considered that the proposal would continue to preserve the character and appearance of the host building and the wider conservation area.

A noise impact assessment was received and 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 included a rationale of why the proposal is required and evidence confirming that the cooling hierarchy has been complied with and that the proposal would reduce carbon dioxide emissions by approximately 42.5% over the existing chillers.

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

No objections were received following statutory consultation. 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 conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 Bloomsbury Conservation Area Appraisal and Management Strategy 2011, 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](http://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 in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer