

Application ref: 2024/0935/P  
Contact: Christopher Smith  
Tel: 020 7974 2788  
Email: Christopher.Smith1@camden.gov.uk  
Date: 9 July 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)

LJB Technologies Group  
183-185 Hornchurch Road  
Hornchurch  
Essex  
RM12 4TE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**100-110**  
**Euston Road**  
**London**  
**NW1 2AJ**

Proposal:

Installation of a new external flue as part of the replacement boiler system.  
Drawing Nos: Location Plan, location plan showing location of flue outlet, LJB202311-M01, LJB202311-M02, LJB202311-M0%; Environmental Noise Level Survey And Plant Noise Assessment.

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: Location Plan, location plan showing location of flue

outlet, LJB202311-M01, LJB202311-M02, LJB202311-M0%; Environmental Noise Level Survey And Plant Noise Assessment.

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.

- 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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the installation of a new flue to serve replacement internal boilers to the existing hotel property. The application site is not listed or locally listed and is not within any conservation area.

The flue would be sited on the rear elevation of the hotel (fronting onto Weir's Passage) adjacent to existing air vents and grilles. The flue would exit the building (from the internal boiler room) at first floor level. It would extend up beyond the existing third floor parapet and back onto the flat roof at third floor level to discharge at a point above the existing third floor plant roof (i.e. effectively at fourth floor level). The flue would be finished in RAL 7006 colour (brown) as indicatively shown on the proposed plan, which is a similar finish to the brown brick on the existing building. The flue is necessary to enable the proposed boiler upgrade and would appear subordinate to the host building and not excessively prominent from the surrounding on Chalton Street and Euston Road. As such, it is considered the flue would be acceptable in design terms.

The proposed boiler replaces an existing boiler and planning permission is not required for such works, other than in respect of the provision of the flue. Nevertheless, the applicant has confirmed that the new boilers would have a low level of emissions which is supported in principle. Noting that the emissions from the boiler are expected to be low, the siting of the flue's exhaust point would be at least 1 metre greater in height than the existing third floor parapet,

and noting there would be no residential property within 20 metres of the top of the flue, it is considered that the air quality impact of the flue would be acceptable in the local mixed use context. The applicant has provided plans and supporting evidence that aligns with the expectations of the Council's Sustainability Officer in this regard.

The noise report submitted with this application indicates that noise from the proposed equipment and flue would be well below background noise levels, and as such there are no objections to the application from a noise impact perspective, subject to appropriate conditions. The amenity of the neighbouring properties would also be respected in terms of a loss of day/sunlight, outlook and privacy, and in terms of air quality as already discussed above.

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.

As such, the proposed development is in general accordance with policies A1, CC2 and D1 of the London Borough of 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](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 above the typed name.

Daniel Pope  
Chief Planning Officer