

Application ref: 2024/1673/P
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Date: 26 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
www.camden.gov.uk/planning

tp bennett LLP
One America St
London
SE1 ONE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Offices At Level 2
22 Handyside Street
London
N1C 4DN

Proposal:
Installation of supplementary roof plant in new enclosure

Drawing Nos: Site Location Plan, 61968-CBD-RF-XX-DR-M-1000 P01, KXC-Q1-001-P-1046-20-103, KXC-Q1-001-P-1046-20-301, KXC-Q1-001-P-1046-20-302, KXC-Q1-001-P-1046-20-303, KXC-Q1-001-P-1046-20-304, KXC-Q1-001-P-1046-20-201, KXC-Q1-03-001-A-STL-31-44000 P34, UKLONX1P2 TPB XX R1 DR I 04101 S2 P01, UKLONX1P2 TPB XX ZZ DR I 04302 S2 PO1, UKLONX1P2 TPB XX ZZ DR I 04201 S2 P01, Plant Enclosure Sketch rev 01, Design Note New Roof Plant M001 01, Noise Impact Assessment (Sandy Brown 4/4/2024)

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:

Site Location Plan, 61968-CBD-RF-XX-DR-M-1000 P01, KXC-Q1-001-P-1046-20-103, KXC-Q1-001-P-1046-20-301, KXC-Q1-001-P-1046-20-302, KXC-Q1-001-P-1046-20-303, KXC-Q1-001-P-1046-20-304, KXC-Q1-001-P-1046-20-201, KXC-Q1-03-001-A-STL-31-44000 P34, UKLONX1P2 TPB XX R1 DR I 04101 S2 P01, UKLONX1P2 TPB XX ZZ DR I 04302 S2 PO1, UKLONX1P2 TPB XX ZZ DR I 04201 S2 P01, Plant Enclosure Sketch rev 01, Design Note New Roof Plant M001 01, Noise Impact Assessment (Sandy Brown 4/4/2024)

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 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 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

- 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 proposal involves the installation of additional plant units to the roof

adjacent to existing plant units. This is to provide additional cooling to the cellular meeting rooms and offices on levels 1 and 2 of the building. To accommodate the new units, existing PV cells would be relocated to another part of the roof.

Given the design of building's roof, with a saw-tooth appearance with deep valleys, the existing units are largely imperceptible from the public realm. Therefore, any additional units, and the relocation of the PV cells, would be largely hidden in views. Therefore, the overall appearance of the building would be maintained.

A noise impact assessment has been submitted to demonstrate that noise from the units would comply with the Council's environmental noise criteria at the nearest sensitive receptors. This report has been reviewed by the Council's Environmental Health team who deem it to be satisfactory. Conditions are attached to ensure noise levels don't exceed the noise criteria and that appropriate mitigation measures are taken as needed.

It is accepted that cooling is needed for parts of the building that don't benefit from adequate cooling currently, namely the cellular office and meeting rooms, and would supplement existing active cooling systems.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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, A4, D1 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 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 written over a faint, light-colored rectangular stamp or watermark.

Daniel Pope
Chief Planning Officer