

Application ref: 2024/2444/P
Contact: Matthew Kitchener
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Date: 1 August 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

Firstplan
Broadwall House
21 Broadwall
London
SE1 9PL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Woburn Place
London
WC1H 0LQ

Proposal:
Installation of external plant equipment to front lightwells and to rear

Drawing Nos: Planning & Heritage Statement, Acoustic Assessment 240510-R001,
Energy Statement, 00001 Rev P0, 00002 Rev P0, 01000 Rev P0, 01001 Rev P0,
01099 Rev P0, 02000 Rev P0, 03000 Rev P0, 21000 Rev P0, 21001 Rev P0, 21099
Rev P0, 22000 Rev P0, 23000 Rev P0

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:

Planning & Heritage Statement, Energy Statement, Acoustic Assessment
240510-R001, 00001 Rev P0, 00002 Rev P0, 01000 Rev P0, 01001 Rev P0,
01099 Rev P0, 02000 Rev P0, 03000 Rev P0, 21000 Rev P0, 21001 Rev P0,
21099 Rev P0, 22000 Rev P0, 23000 Rev P0.

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 policies 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:

1 Woburn Place is a 7-storey building located within the Bloomsbury Conservation Area, it is not listed. The building comprises a hotel on the upper floors with commercial use on the two lower floors. The proposal relates to the installation of plant in connection with the use of the ground floor and basement level unit as a restaurant. The other commercial and hotel uses of the building currently benefit from the effects of existing plant installed in a front lightwell on the Bernard Street elevation and on the roof of a rear extension to serve the use.

It is proposed to install 5 condensers in one of the lightwells on Bernard Street in a similar location to existing condensers for the hotel in an adjacent lightwell. It is also proposed to install fans and ducting on the flat roof extension at the rear of the property adjacent to existing units that are already in situ. The units at the rear have been sensitively sited near to existing plant on the building to ensure that they do not appear out of place on the building or within the conservation area. The condensers in the Bernard Street facing lightwell are sited far below pavement level and therefore their visibility and impact within the street scene is greatly reduced. In views of the building from street level the condensers cannot be readily seen due to their placement. It is also noted that there is already an array of similar plant units in the adjacent lightwells, and this proposal duplicates this existing setting. It is therefore considered that the proposal would continue to respect the character and appearance of the host building and the wider conservation area.

An acoustic noise assessment was submitted, 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 rationale of why the proposal is required and evidence confirming that the cooling hierarchy has been complied with. A previously approved application, 2024/0904/P, contained passive cooling louvres for the building however the use of the premises as a restaurant requires additional cooling methods in order to operate.

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

No objections were received following statutory consultation. Bloomsbury CAAC were consulted but did not comment. 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 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', written in a cursive style.

Daniel Pope
Chief Planning Officer