

Application ref: 2024/1361/P  
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Date: 31 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)  
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Taylor and Co Architects  
The Studio  
Ivy House  
Chapel Lane  
Ombersley  
WR9 0DT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**The Hope Fitzrovia**  
**15 Tottenham Street**  
**London**  
**W1T 2AJ**

Proposal:

Replacement of external cellar cooling fan and acoustic enclosure on roof. (Retrospective).  
Drawing Nos: 2220-01A, 2220-12B, 2220-13D, Design and Access Statement, Noise report (07/04/2024), Kelvion Searle Cooler Unit doc, Acoustic Enclosure doc, Building regulations overview document (03/06/2024)

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 2220-01A, 2220-12B, 2220-13D, Design and Access

Statement, Noise report (07/04/2024), Kelvion Searle Cooler Unit doc, Acoustic Enclosure doc, Building regulations overview document (03/06/2024)

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 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 5dBA at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

The proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in the Walnut Acoustics Noise Report ref: WA/0424/NR-426.

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 site operates as a public house and contains a cellar for storage which needs the temperature regulated.

The proposal replaces a small cellar cooling fan with a new unit, which has an acoustic enclosure around it and is located in an enclosed courtyard. The unit is not publicly viewable and is located in the same place as the previous unit. Therefore, the proposal does not impact the character of the site or conservation area, preserving its character.

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.

Given the minor scope and scale of the proposed works, it is not considered that they would create any new impacts on neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy. However, in terms of noise, the submitted Noise Report has been assessed by the Environmental Health Team and found the proposal is acceptable subject to two conditions. Number 4 requires mitigation measures (provision of an acoustic enclosure) and ensuring that noise shall be lower than the typical existing background noise level by at least 5dBA at the nearest and/or most affected noise-sensitive premises. Anti vibration isolators and fan monitors are also required by condition 5.

The planning history of the site was taken into account when coming to this decision. No objections were received however one letter of support has been submitted.

As such, the proposal is in general accordance with policies A1, A4 D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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 printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer