

Application ref: 2024/2065/P
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Date: 31 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
www.camden.gov.uk/planning

Fiducia Interiors
fiducia interiors
10 Golden Square
London
W1F 9JA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**21 A Brownlow Mews
London
WC1N 2LA**

Proposal:

Alterations to rear roof including the installation of 2 x condenser units, rationalisation of plant area to single location with enclosure and screening, roof access structure, replacement of rooflights, and screened roof terrace to be used during daytime hours.

Drawing Nos: 5449-00-P-GA Rev A, 5449-02-P-ROOF, 5449-02-EX-ROOF, 5449-02-EX-DEMO Rev A, 5449-01-P-GA CAT A Rev A, 5449-01-EX-DEMO Rev B, 5462-01-P-TERRACE, 5449-00-P-TERRACE, 5449-02-EX-SITE Rev C01, 1047-M-003 Rev C, Roof Terrace Finishes Schedule, Design and Access Statement, Noise Impact Assessment (dated 23/05/2024), AC Technical Data, Roof Terrace CGI's (received 19/06/2024).

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:

5449-00-P-GA Rev A, 5449-02-P-ROOF, 5449-02-EX-ROOF, 5449-02-EX-DEMO Rev A, 5449-01-P-GA CAT A Rev A, 5449-01-EX-DEMO Rev B, 5462-01-P-TERRACE, 5449-00-P-TERRACE, 5449-02-EX-SITE Rev C01, 1047-M-003 Rev C, Roof Terrace Finishes Schedule, Design and Access Statement, Noise Impact Assessment (dated 23/05/2024), AC Technical Data, Roof Terrace CGI's (received 19/06/2024).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The roof terrace hereby permitted shall not be used outside the following times:

09:00 to 17:00 Mondays to Fridays. It shall not be used at any time on Sundays or Bank Holidays.

Reason: To safeguard the amenities of the adjoining occupiers and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 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

- 6 The condensers (REYQ12-U7Y1B and REYQ16-U7Y1B) shall be sited within acoustic enclosures of the performance as detailed within the Planning Compliance Report (produced by KP Acoustics, ref: 28226.PCR.01). The recommendations of the report shall be adopted in full.

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.

- 7 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 is for alterations to the third floor rear roof including the replacement of existing plant equipment with 2 new condenser units, the rationalisation of the plant area to a single location with green screening, the replacement of rooflights and a screened roof terrace to be used during daytime hours. The building is currently in use as an office. It is located in the Bloomsbury Conservation Area but is not listed.

There are currently 8 condenser units in various locations on the rear roof. The units are to be replaced with 2 condenser units, to be rationalised into a single location within an enclosure and behind green screening. The proposed units would therefore not be visible from neighbouring occupiers.

It is proposed to create a roof terrace on the flat roof. The roof terrace will be enclosed and screened by green screens, planting in troughs, the existing atrium and adjoining wall, and will be accessed by the proposed roof access via the dormer extension.

The proposed roof access structure is considered acceptable given it is constructed using aluminium, which is considered appropriate to the context of the building. The structure is largely screened by the roof terrace's screening and is therefore not considered to impact the neighbouring properties. On this basis, the access structure is acceptable in the context of the scheme. The replacement of the existing rooflight with two roof lights to the dormer extension is considered acceptable as it is a minor change to the existing and would not have any material impact on the character and appearance of the host or surrounding buildings.

A noise impact assessment has been submitted that assessed the impact of the proposed equipment in terms of noise emissions, which has been reviewed by the Council's Environmental Health Officer, who has confirmed that the noise emission levels of the proposed condensers would meet the Local Authority criteria during the operating period with the specified mitigation methods. Approval will still be subject to compliance with Camden's noise standards and mitigation methods which are secured by planning conditions.

The proposed screening, planting and decking are considered to be appropriate and sympathetic to the appearance of the host and surrounding buildings and would preserve the character of the conservation area. One objection was received which raised concern about noise and overlooking from the roof terrace. As the roof terrace will be enclosed and set back from the roof edge there will be minimal overlooking to the adjoining properties at Doughty Street and Brownlow Mews and privacy will be maintained. It must be noted that a scheme including a roof terrace was previously approved at the site under 2007/3106/P. Additionally, the adjoining residential properties at no. 21B Brownlow Mews have roof terraces. A condition is added to control the hours of use of the roof terrace to ensure that potential noise and disturbance to adjoining residents is minimised.

Overall, the development due to its scale, siting and design is not considered to cause harm to the amenity of the neighbouring properties in terms of loss of light, privacy or overlooking. The proposal as a whole is considered to positively enhance and improve the appearance of the roof and is acceptable in terms of the impact on the character and appearance of the conservation area and is recommended for approval. The proposal would preserve the character and appearance of the conservation area overall. The Council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 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) 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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer