

Application ref: 2024/1621/P
Contact: Alex Kresovic
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Date: 21 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

Four Architects
113 Portland Street
Manchester
M1 6DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Back Hill
London
EC1R 5EN

Proposal:
Placement of existing air conditioning units to the first floor for a temporary period of 6 months with the construction of an acoustic surround. Then relocation of Units to new external plant roof space.

Drawing Nos: FA-DR-2026 Revision P4 Dated 20/03/2023, DA-DR-SK100 Revision P3 Dated 20/03/2023, DA-DR-SK200 Revision P3 Dated 20/03/2023, Noise Assessment Dated 09 May 2024 Ref: HT 31235/PTM1/R2 Prepared by Hann Tucker Associates.

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:

FA-DR-2026 Revision P4 Dated 20/03/2023, DA-DR-SK100 Revision P3 Dated 20/03/2023, DA-DR-SK200 Revision P3 Dated 20/03/2023, Noise Assessment Dated 09 May 2024 Ref: HT 31235/PTM1/R2 Prepared by Hann Tucker Associates.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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.

- 4 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.

- 5 No sound emanating from the use shall be audible within any adjoining premises between 1700 hrs and 0700 hrs.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, A1, A4, D1, CC1, TC1, and A4 of the London Borough of Camden Local Plan 2017.

- 6 The placement of existing air conditioning units to the first floor hereby permitted is for a temporary period only and shall be removed on or before 20 February 2025.

Reason: The permanent retention of the structure would be contrary to the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to temporarily place existing air conditioning units to the first floor for a period of 6 months, then relocate to the roof level within an

external plant roof space once constructed as part of the works granted under 2020/0751/P.

The principle of the air conditioning units being located within the already granted external plant roof space has been established under 2020/0751/P and therefore is acceptable.

The placement of the air conditioning units to the first floor will be located within a permanent acoustic enclosure to mitigate any such noise pollution and amenity impact to adjoining properties. A noise impact assessment report was submitted which sufficiently demonstrates that the placement of the air conditioning units on the first floor within the acoustic enclosure would not cause undue harm to the amenity of adjoining properties and would therefore safeguard the immediate area in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017. Conditions are attached to ensure that the required mitigation measures are installed so that noise from the units does not exceed the Council's requirements.

One (1) objection was received prior to making this decision. The objection relates to the noise impact caused as a result of the air conditioning units, which is discussed within the decision notice. This and the planning history of the site have been taken into account when coming to this decision.

The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

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.

As such, the proposed development is in general accordance with policies A1, A4, D1, and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 the London Plan 2021.

- 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 light grey rectangular background.

Daniel Pope
Chief Planning Officer