

Application ref: 2024/2051/P  
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Date: 29 August 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Napper Architects  
3 Waterloo Square  
Newcastle upon Tyne  
NE1 4DR

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**15-17 Tavistock Place**  
**London**  
**WC1H 9SH**

Proposal:

Installation of 3No. external condensing units and corresponding infrastructure within external yard area

Drawing Nos: Site Location Plan 241014-NAP-ZZ-XX-DR-A-00001 P1, 241014-NAP-ZZ-B1-DR-A-81001 P1, 241014-NAP-ZZ-00-DR-A-81000 P1, 241014-NAP-ZZ-B1-DR-A-01001 P1, 241014-NAP-ZZ-00-DR-A-01000 P2, 241014-NAP-ZZ-XX-DR-A-02000 P2, ACOUSTIC ENCLOSURE PANEL MODEL EP100/UF, ACOUSTIC LOUVRE MODEL AL1515, Noise Impact Assessment (A2149 R01 ion acoustics dated 21/06/2024), Design and Access Statement

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 241014-NAP-ZZ-XX-DR-A-00001 P1, 241014-NAP-ZZ-B1-DR-A-81001 P1, 241014-NAP-ZZ-00-DR-A-81000 P1, 241014-NAP-ZZ-B1-DR-A-01001 P1, 241014-NAP-ZZ-00-DR-A-01000 P2, 241014-NAP-ZZ-XX-DR-A-02000 P2, ACOUSTIC ENCLOSURE PANEL MODEL EP100/UF, ACOUSTIC LOUVRE MODEL AL1515, Noise Impact Assessment (A2149 R01 ion acoustics dated 21/06/2024), Design and Access Statement

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 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 3 condenser units within acoustic enclosures in the courtyard area to the rear of the London School of Hygiene and Tropical Medicine site.

The units would be located within the courtyard area which is not visible from the public realm and has a back of house character already. This would be an acceptable location therefore for plant.

The condenser units are required to cool the IT equipment within the building and is essential for the operation of the university. As such, the use of active cooling is justified in this instance.

A noise impact report has been submitted which demonstrates that with mitigation measures in place, the noise from the units would be within acceptable levels at neighbouring occupiers. This report has been reviewed by the Environmental Health team who deem it to be acceptable. Conditions are attached to ensure that sufficient mitigation measures are implemented so that the noise does not exceed the Council's noise standards.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

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 D2 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](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



Daniel Pope  
Chief Planning Officer