

Application ref: 2023/3349/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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DP9  
100  
Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**1 Maple Place  
London  
W1T 4BB**

Proposal: External alterations including installation of replacement plant and acoustic enclosures on the roof, installation of louvres on the south west elevation, replacement windows at 1st, 2nd and 3rd floor levels on front and rear elevations.

Drawing Nos: 23010 MCO XX (prefix): XX-DR-A-05001; XX-DR-A-05002; 04-DR-A-05105; XX-DR-A-05201; XX-DR-A-05202; 04-DR-A-06105; XX-DR-A-06201; XX-DR-A-06202; Environmental Noise Survey and Plant Noise Assessment Report prepared by Hann Tucker Associates dated 24/07/2024; Windows / rooflights / screens / louvres specification prepared by Morris + Company Limited dated 30/11/2023; Cooling Hierarchy Compliance 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:

23010 MCO XX (prefix): XX-DR-A-05001; XX-DR-A-05002; 04-DR-A-05105; XX-DR-A-05201; XX-DR-A-05202; 04-DR-A-06105; XX-DR-A-06201; XX-DR-A-06202; Environmental Noise Survey and Plant Noise Assessment Report prepared by Hann Tucker Associates dated 24/07/2024; Windows / rooflights / screens / louvres specification prepared by Morris + Company Limited dated 30/11/2023; Cooling Hierarchy Compliance 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 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 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 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.

#### Design:

Maple Place is a small mews street that can be accessed from Maple Street. The 3 storey commercial building currently includes 2 plant areas on the roof with a brick stair extension providing access. Permission is sought for

replacement of 4 condenser units in each of the plant areas with associated acoustic enclosures on the roof (8 in total). The larger of the replacement plant enclosures would measure 12.5 sq. m by 2m in height. It would increase the area by 4 sq. m and would be 0.4m higher than the existing enclosure which would not significantly increase its bulk or prominence on the roof. The smaller enclosure would include 4 new units and would be the same height and size. The acoustic screens would match the existing enclosures in terms of its finish and colour. The modest increase in size and height would not have an adverse impact on the character or appearance of the building or the surrounding street.

It is proposed to install modestly sized ventilation louvres at the ground, first and second floors on the south west rear elevation to serve the bin/ bike store and office space which would be considered acceptable in terms of its location, size and impact on the character and appearance of the rear elevation of the building.

It is proposed to replace the existing white aluminium sliding sash single glazed windows with new grey/black timber side-hung casement double glazed windows at 1st, 2nd and 3rd floor levels on front and rear elevations. The new windows would be treated to colour match the windows on the ground floor that were installed after 2010. Maple Place is a commercial mews with office uses along both sides: the proposed glazing reflects this commercial character of the property, whilst maintaining an appropriate relationship with the lower floor of the host building.

Given that the site is not in a conservation area, and that there are limited views from the public realm due to the mews location of the site, the proposed roof plant, ventilation louvres and replacement windows at 1st, 2nd and 3rd floors are considered acceptable in design terms.

#### Amenity:

It is considered that the replacement plant enclosures and windows would not have an adverse impact on the amenity of neighbours in terms of daylight, outlook or ensure of enclosure, given the limited nature of the proposals, and the location of the site in a commercial mews street.

An acoustic report has been submitted in support of the application. The nearest residential properties are located to the southwest at 18-24 Fitzroy Street in a building occupied as student accommodation for London School of Economics. The plant noise criteria have been adequately predicted taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building. The assessment indicates that the proposed installation should be capable of achieving the Camden's environmental noise criteria at the nearest and potentially most affected noise sensitive receptors.

The Council's Environmental Health officer has reviewed the information and is satisfied that the submitted acoustic submission meets Camden's local plan guidelines and therefore acceptable in environmental health terms subject to the standard noise conditions.

Sustainability:

The application proposals relate to an existing building where opportunities to alter the levels of glazing to the building are minimal. The windows in the ground floor of the building were replaced in 2010. The replacement windows to Maple Place will be openable allowing natural ventilation. However, due to the proximity to a busy road such as Tottenham Court Road there is potential for indoor air quality and acoustic issues associated with relying solely on natural ventilation to provide thermal comfort. Therefore, new replacement condensers are proposed.

- 2 The applicant has advised that the use of internal blinds would be considered to reduce the effects of solar gains and heat transmission through the facade. LED lighting and energy efficient services would be specified reducing the internal heat gains within the spaces. The new condenser units would be more energy efficient than the existing units. All the improvements help further the objectives of policy CC2 which requires all developments to adopt appropriate climate change mitigation measures.

No objections were 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, D2 CC2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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).
- 5 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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