

Application ref: 2023/4791/P  
Contact: David Peres Da Costa  
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Date: 21 March 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London  
WC1H 9JE

Phone: 020 7974 4444

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Gerald Eve LLP  
One Filtzroy  
6 Mortimer Street  
London  
W1T 3JJ  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Land to the west side of Argyle Square  
London  
WC1H 8AS**

Proposal:

Erection of 4 temporary welfare cabins surrounded by hoarding, including 5 x a/c condensers to north west side of cabins, for a period of 3 years (retrospective).

Drawing Nos: Acoustic planning report prepared by Sandy Brown dated 13 December 2023; QFS-3466-1503-D P04; BGE - DR 100 P3; CCTV camera locations; BEL-1430-XX-XX-SU-X-00038 PR1 (1:100); 1:1250 Site location plan (BEL-1430-XX-XX-SU-X-00038 PR1); Further Queries / Comments Received dated 1 March 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 shall be carried out in accordance with the following approved plans:

Acoustic planning report prepared by Sandy Brown dated 13 December 2023; QFS-3466-1503-D P04; BGE - DR 100 P3; CCTV camera locations; BEL-1430-XX-XX-SU-X-00038 PR1 (1:100); 1:1250 Site location plan (BEL-1430-XX-XX-SU-X-00038 PR1); Further Queries / Comments Received dated 1

March 2024

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

- 2 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.

- 3 Within 6 weeks of this decision, the air conditioning condensers hereby approved 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.

- 4 The welfare cabins and hoarding hereby permitted are for a temporary period only and shall be removed on or before 4th March 2027.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. 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.

- 5 Within 6 weeks of this decision, vision panels shall be installed to the south west and north west corners of the hoarding (in accordance with the details set out in 'further queries / comments received' dated 1st March 2024).

Reason: To ensure the development minimises crime and antisocial behaviour in accordance with policy D1 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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