

Stephen Sibley
Highcroft Planning
The Elms
70 Third Avenue
Frinton-on-Sea
Essex
CO13 9EE

Application Ref: **2012/1797/P**
Please ask for: **Nicola Tulley**
Telephone: 020 7974 **2527**

12 June 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
Senate House
Malet Street
LONDON
WC1E 7HU

Proposal:

Installation of air handling unit enclosed by louvred screening and 2 x air condenser units within acoustic canopy within existing lightwell at basement level, installation of louvres to windows at basement and ground floor level within lightwell and condenser unit within acoustic screen at 6th floor level all in connection with the refurbishment of the North Wing of the North Block of Senate House.

Drawing Nos: Site Location Plan; LB(00)DP001 to 005; LB(21)DP001 to 005; LB(20)DP000 to 005 (revision 003A); LB(22)DD001 to 003; LB(32)DD001 to 002; LB(33) DP001 to 008; LB(35) DP001 to 010A (revision 006A & 007A); LB(31) DD001 to 004; LB(71) DD001 to 002; proposed Lighting Strategy Report by BDP dated 06/03/12; Senate House Phase 4 Record Photographs by BDP dated 16/03/12; Noise Impact Assessment Report by BDP dated 09/03/12; Letter from Highcroft Planning dated 06/06/12; Planning Statement by Highcroft Planning dated 31/01/12; and Design and Access Statement by Highcroft Planning dated 31/01/12.



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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; LB(00)DP001 to 005; LB(21)DP001 to 005; LB(20)DP000 to 005 (revision 003A); LB(22)DD001 to 003; LB(32)DD001 to 002; LB(33) DP001 to 008; LB(35) DP001 to 010A (revision 006A & 007A); LB(31) DD001 to 004; and LB(71) DD001 to 002.

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the pre existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the pre existing LA90, expressed in dB(A).

Reason: To safeguard the amenities of the premises and nearby sensitive uses in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to commencement of the relevant part of the development full details of the air handling equipment, condensers and plant (including an acoustic report and

details of any sound attenuation measures to demonstrate compliance with condition 4) hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The air handling equipment, condensers and plant shall thereafter be installed in accordance with the details thus approved and maintained in accordance with the manufacturers' specification.

Reason: To safeguard the amenities of the premises and nearby sensitive uses in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.
- 3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies: CS5 (Managing the impact of growth and development) CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies: DP24 (Securing high quality design) DP25 (Conserving Camden's Heritage) DP26 (Managing the impact of development on occupiers and neighbours) DP28 (Noise and vibration). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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