

Mr Nas Hoque  
Wison Mason & Partners  
3 Chandos Street  
Cavendish Square  
London  
W1G 9JU

Application Ref: **2009/3608/P**  
Please ask for: **Eimear Heavey**  
Telephone: 020 7974 **3060**

3 November 2009

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:

**Foster Court**

**Malet Place**

**London**

**WC1E 7JG**

Proposal:

New condenser compound and associated screening to internal courtyard at ground floor level and external alterations to university building (Class D1) incorporating new platform lift, doors, windows and soft landscaping.

Drawing Nos: Site Location Plan; Acoustic Survey and Noise Control Strategy Report; 4920-PL 01; 02; 03; 04; 05; 06; 07; 09; L2798-D-017 Rev P4; 020 Rev P6; 023 Rev P4 & 024 Rev P7;

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 policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 The mitigation measures as specified in section 6 of the submitted 'Acoustic Survey and Noise Control Strategy Report' shall be implemented prior to commencement of the use of the units and thereafter permanently maintained as such.

Reason: To safeguard the amenities of the adjoining office premises in accordance with the requirements of policies SD6, SD7B and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are 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 façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies SD6, SD7B and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 5 The planting on the climbing system hereby approved shall be permanently retained and maintained in accordance with the details on the approved drawings.

Reason: Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 and B7 of the London Borough of Camden Replacement Unitary Development Plan 2006.

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 Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) 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 policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies SD1 Access for all; SD6 Amenity for occupiers and neighbours; SD7b Noise and vibration; SD8a Disturbance from plant and machinery; B1 General Design Principles ;B3 Alterations and Extensions; N5 Biodiversity and B7 Conservation Areas. For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

**Disclaimer**

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