

Ref. MM13/09/134  
Man & Man Planning Consultancy  
Unit 20  
Angerstein Business Park  
Horn Lane  
London  
SE10 0RT

Application Ref: **2013/5759/P**  
Please ask for: **Angela Ryan**  
Telephone: 020 7974 **3236**

18 November 2014

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted and Warning of Enforcement Action**

Address:  
**50 Red Lion Street**  
**London**  
**WC1R 4PF**

Proposal:  
Installation of x 3 air conditioning condenser units at rear roof level and to side elevation in connection with existing restaurant use (Class A3) (retrospective).

Drawing Nos: Site location plan; MM08-PP-01/EX/AC; MM08-PP-01B/AC; Planning/Heritage Statement by Man & Man Consultancy; Acoustic report by Noico Limited dated 25th May 2014 (Ref: 330931/1); Cover letter by Man and Man Planning Consultancy dated 5th September 2013 (Ref: MM13/09/134); Covering letter by Man and Man Planning Consultancy dated 11th July 2014 (MM13/09/134)

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 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

- 3 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 (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 façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and vibration) of the London Borough of Camden Local Development Framework Development Policies.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:- Site location plan; MM08-PP-01/EX/AC; MM08-PP-01B/AC; Planning/Heritage Statement by Man & Man Consultancy; Acoustic report by Noico Limited dated 25th May 2014 (Ref: 330931/1); Cover letter by Man and Man Planning Consultancy dated 5th September 2013 (Ref: MM13/09/134); Covering letter by Man and Man Planning Consultancy dated 11th July 2014 (MM13/09/134)

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

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 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 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 ENFORCEMENT ACTION TO BE TAKEN

The Director of Culture and Environment will instruct the Director of Law and Environment to issue an Enforcement Notice alleging a breach of planning control in relation to the existing unauthorised ac units should the ac unit on the side elevation not be removed and the ac unit on the rear elevation not be relocated within 2 months of the date of this planning permission being granted.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment