

Mrs Emma Andrews
Porta Planning LLP
19 Margaret Street
London
W1W 8RR

Application Ref: **2014/7089/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

22 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
235 High Holborn London WC1V 7DN

Proposal:
Installation of 7 x new AC condensers, new AHU units with associated works and pipework at roof level. Replacement of entrance doors and canopy to the ground floor on the front facade of the building.

Drawing Nos: 2229/ROOF/EX/01 and 02 Rev B, 2229/ROOF/GA/01 Rev B; 02 Rev B; 03 and 04, 2229/ENT/GA/01, ASH2229/ENT/EX, I-eah-cc-holborn-131114 dated 13 November 2014 (Cover Letter), Specification Sheet and Plant Noise Assessment dated 9 December 2014 (Report 6574/PNA).

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 2229/ROOF/EX/01 and 02 Rev B, 2229/ROOF/GA/01 Rev B; 02 Rev B; 03 and 04, 2229/ENT/GA/01, ASH2229/ENT/EX, I-eah-cc-holborn-131114 dated 13 November 2014 (Cover Letter), Specification Sheet and Plant Noise Assessment dated 9 December 2014 (Report 6574/PNA).

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 existing background measurement (LA90), expressed in dB(A) when all plant/equipment 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 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 Reasons for granting permission.

The proposed alterations to the roof would result in the reduction in the number and overall height and footprint of the equipment, and, furthermore, would not be visually prominent in any event due to its location behind a parapet on the roof of the building.

A Plant Noise Assessment has been submitted by a qualified Acoustic Engineer with the findings suggesting that the proposal would represent an improvement over the existing situation and be within the criteria of Policy DP28. This document has been supported by the Council's Environmental Health Officer and the proposal would therefore not result in any undue harm to neighbouring amenities by way of noise or general disturbance.

The replacement doors and glass canopy would be appropriate in terms of design, scale and the materials used. It is in keeping with the appearance of the host and surrounding buildings and would preserve and enhance the character and appearance of the conservation area.

No objections have been received prior to making this decision. The site's planning and enforcement history were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS1, CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26, DP28 and DP30 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011 and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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.

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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment