

Emily Cochrane
Jones Lang LaSalle
30 Warwick Street
London
W1B 5NH

Application Ref: **2014/6125/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

25 March 2015

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Mortimer Market Centre
Mortimer Market
London
WC1E 6JD

Proposal:

Installation of new air handling plant and three air condenser units at rooftop level

Drawing Nos: 248-PL-01-D, 248-PL-02-D, 248-PL-03-D, 248-PL-04-C, 248-PL-05-C, 248-PL-06-D, 248-PL-07-D, Assessment of noise from new plant produce by Hoare LEA, Hoare LEA letter dated 15/01/2014

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 policies 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 248-PL-01-D, 248-PL-02-D, 248-PL-03-D, 248-PL-04-C, 248-PL-05-C, 248-PL-06-D, 248-PL-07-D, Assessment of noise from new plant produce by Hoare LEA, Hoare LEA letter dated 15/01/2014.

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 (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 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 air handling plant, ducting and pipes would be located close to the centre of the roof and is between 1.4m and 2.15m high, is set back between 5.5m and 1.6m from the building edges. The design differs from the previously refused application (2013/7235/P) as no external ducting is proposed. The design of the ducting was considered to be an incongruous design. The proposed design would not impact on the appearance of the building from street level. The proposal is considered to be in keeping with the character of the Bloomsbury Conservation Area. Due to their size and location, the air condenser units would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure or privacy.

Whilst the development will have some impact in terms of noise, the nearest noise sensitive façade is the office on Tottenham Court Road which is approximately 20m away from the proposed equipment. The proposed noise limit is in accordance with the Council's standards and could be achieved with mitigating measures of silences and recommend conditions to ensure compliance with policy DP28. The plant equipment and condenser units in this location are not considered harmful to the character or appearance of the host building, streetscene or the Bloomsbury Conservation Area because their position within the centre of the roof would not be visible from street views and would only be visible from a few higher level opportunities. The nature of the area and the type of building it is the position of air condenser units is considered acceptable at roof level.

No objections have been received prior to making this decision. The sites planning history and relevant appeal decisions 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.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 CS5, CS10 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25, DP26 and DP28 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 Noise and Licensing Enforcement Team, 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', written in a cursive style.

Ed Watson
Director of Culture & Environment