

Mr Thomas Price
DP9
100 Pall Mall,
London,
SW1Y 5NQ

Application Ref: **2015/1314/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

28 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
52 High Holborn House

High Holborn

London
WC1V 6RL

Proposal:

Installation of 14 air conditioning condenser units at ground, 5th and 7th floor levels.

Drawing Nos: (807_) S_C_00, 01, EX_P-B1 Rev P1, 00 Rev P1, 01 Rev P1, 05 Rev P1, 07 Rev P1, EX_E-08 Rev P1, 09 Rev P1, 10 Rev P1, 11 Rev P1, PL_P-B1 Rev P1, 00 Rev P1, 01 Rev P1, 05 Rev P1, 07 Rev P1, PL_E-08 Rev P1, 09 Rev P1, 10 Rev P1, 11 Rev P1, PL_S-BB Rev P1, CC Rev P1 and Plan noise assessment report (ref: 14067-R04-A) dated 24 February 2015 Rev A.

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 (807)_S_C_00, 01, EX_P-B1 Rev P1, 00 Rev P1, 01 Rev P1, 05 Rev P1, 07 Rev P1, EX_E-08 Rev P1, 09 Rev P1, 10 Rev P1, 11 Rev P1, PL_P-B1 Rev P1, 00 Rev P1, 01 Rev P1, 05 Rev P1, 07 Rev P1, PL_E-08 Rev P1, 09 Rev P1, 10 Rev P1, 11 Rev P1, PL_S-BB Rev P1, CC Rev P1 and Plan noise assessment report (ref: 14067-R04-A) dated 24 February 2015 Rev A.

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 heat recovery units are positioned at various locations across the ground, fifth and seventh floor levels. Due to the location of the equipment at high level and oblique angles the units would be barely visible from the surrounding streets and therefore would not have a harmful impact on the host site or the surrounding conservation area.

An acoustic report has been submitted by the applicant and demonstrates that an environmental noise survey has been carried out. The Council's environmental

health department have confirmed that the plant would not exceed the Council's noise thresholds. As a safeguarding measure the permission would be granted subject to conditions which ensure that the machinery operates within the Council's noise thresholds.

Given the location of the equipment, the proposal is not considered to have an adverse impact on the amenity of the adjoining occupiers in terms of loss of privacy, daylight, sunlight or outlook and is considered to be acceptable.

It is noted that this application supersedes a proposal (ref: 2014/4318/P) for 15 units over the ground, fifth and seventh floors. The new proposal would be similar in nature and impact to that approval and would be of benefit in that the new specification and location of the units would allow for a more efficient usage throughout the building.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 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 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 March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 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', written in a cursive style.

Ed Watson
Director of Culture & Environment