

Mr. Stuart MacKay  
David Morley Architects  
18 Chapel House  
Hatton Place  
London  
EC1N 8RU

Application Ref: **2015/0481/P**  
Please ask for: **Simon Vivers**  
Telephone: 020 7974 **4206**

1 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**114 Southampton Row**  
**London**  
**WC1B 5AA**

Proposal:  
Installation of a condenser unit and acoustic enclosure at 5th floor level.

Drawing Nos: 1-001, 1-007 Rev D, 1-008 Rev D, 1-011 Rev D, Noise Emission Assessment (ref: 14045), Mitsubishi Electric Technical and Service Manual (ref: OCH545 and R410A), Environlite Acoustic Enclosure Specifications (ref: 1.1.25AC S4).

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 and documents: 1-001, 1-007 Rev D, 1-008 Rev D, 1-011 Rev D, Noise Emission Assessment (ref: 14045), Mitsubishi Electric Technical and Service Manual (ref: OCH545 and R410A), Environlite Acoustic Enclosure Specifications (ref: 1.1.25AC S4).

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 condenser unit is subordinate in scale and location, and would not appear prominent or out of keeping with the surrounding environment.

The condenser unit is proposed to be situated at the rear of the site adjacent to the party wall of the adjoining property and would be shielded by an acoustic enclosure. The proposals location and specifications have been reviewed and are considered to be satisfactory in terms of noise, and is therefore unlikely to cause any unreasonable impact on amenity of the adjoining occupier.

Additionally, no windows of the adjoining building face towards the condenser, and

the location is set back from the nearest elevation of the adjacent property containing windows.

One objection has been received in regard to statutory notification, with regard to noise impacts. The proposal has been reviewed in this regard, and it is considered acceptable against relevant acoustic guidelines. Conditions have also been applied to ensure the operation of the condenser complies with relevant noise standards. The sites planning history and relevant appeal decisions 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 in accordance with 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 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 2015, consolidated with amendments since 2011; and paragraphs 14, 17, and 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