

Mrs Lisa Walton
Porta Planning LLP
19 Margaret Street
London
W1W 8RR

Application Ref: **2014/6501/P**
Please ask for: **Nanayaa Ampoma**
Telephone: 020 7974 **2188**

1 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
Wellcome Trust
183 Euston Road
London
NW1 2BE

Proposal:
Variation of condition 3 of planning permission 2013/1286/P dated 19/07/2013 {for Alterations and extensions including creation of two new entrances on the front elevation, partial infill of lightwells, rooftop plant to comprise 3 air handling units, kitchen extract and 6 condenser units and associated works, in association with decrease in office floorspace (Class B1) and increase in exhibition floorspace (Class D1)} namely reconfiguration of plant at roof level.

Drawing Nos: 00820-01-P-1010 rev P00, 00820-01-P-1210 rev P02, 00820-01-P-2202 rev P04, 00820-01-P-0001 rev P01, 00820-10-P-2001 rev P0, 00820-10-P-2002 rev P00, 00820-01-P-2201 rev P04 Planning and Noise Report (1/09/2014).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purposes of this decision, condition no.3 of planning permission



2013/1286/P shall be replaced with the following condition:

The development hereby permitted shall be carried out in accordance with the following approved plans- Prefix (00820-10-P) 0001-P01; 1001 -P00; 1002 -P00; 1003 -P00; 1004 -P00; 1005 -P00; 1006 -P00; 1007 -P00; 1008 -P00; 1009 -P00; 1010 -P00; 1203-P01; 1204 -P00; 1205 -P00; 1206 -P00; 1207 -P00; 1208 -P00; 1209 -P00; 1210 -P02; 2001-P00 rev P0; 2002-P00; 2003-P00; 2201-P04; 2202-P04; 2203-P00; 3001-P00; 3002-P00; 3201-P00; 3202-P00; 4101-P00; 4102-P00; 4121- P00; 4122-P00; 5100- P00; 5450-P00; 5451- P00; 6585- P00, Planning and Noise Report (1/09/2014).

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

- 2 The external noise level emitted from plant, machinery or equipment at the development hereby proved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary .Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from the mechanical installations.

Informative(s):

- 1 The application proposes to make changes to the previously approved plant area at roof level. There are no alterations to the building's fenestration.

The full impact of the proposed development has already been assessed in the original scheme. The proposal would not have an impact on the external appearance of the building or the street scene, or the amenity of adjoining occupiers. All relevant teams have been consulted.

The Environmental Health Officer has commented that the proposed amended is acceptable subject to a condition regarding external noise. This condition has been attached.

No objections have been received and the site's planning history was 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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and

DP28 of the London Borough of Camden Local Development Framework Development Policies. The proposal also accords with policies 7.15 of the London Plan (2015 consolidated with alterations since 2011) and chapter 11 of the National Planning Policy Framework.

- 2 You are advised that this decision relates only to the plant area at roof level as highlighted on the proposed plans and set out in the description and shall only be read in the context of the substantive permission granted on 19/07/2013 under reference number 2013/1286/P and is bound by all the conditions and S106 obligations attached to that permission.

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