

Mr Tim Williams  
Firstplan  
Golden Cross House  
8 Duncannon Street  
London  
WC2N 4JF

Application Ref: **2015/1954/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

26 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Northumberland House**  
**303-306 High Holborn**  
**London**  
**WC1V 7JZ**

Proposal:

Installation of 8 x air conditioning units to replace existing 14 units at 8th floor roof level.

Drawing Nos: L141210-H09-01, L141210-H09-02, L141210-H09-03, L141210-H09-04, L141210-H09-05, L141210-A09-03, L141210-A09-04, L141210-D09-001, L141210-D09-002, planning statement dated 1 April 2015, and environmental noise survey report dated 19 March 2015.

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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: L141210-H09-01, L141210-H09-02, L141210-H09-03, L141210-H09-04, L141210-H09-05, L141210-A09-03, L141210-A09-04, L141210-D09-001, L141210-D09-002, planning statement dated 1 April 2015, and environmental noise survey report dated 19 March 2015.

Reason:

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

- 4 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal relates to the removal of 14 existing air conditioning units and their replacement with 8 new units at roof level, which would be incorporated in a sympathetic manner to the host building. The roof plant would not be visible from the public realm and it is therefore considered that the development does not cause harm to the character and appearance of the host building or the wider Bloomsbury Conservation Area. Hours of operation have not been specified, however, the application is accompanied by an acoustic report which demonstrates that the proposal will comply with Camden's Noise standards for 24 hour use. Furthermore, the Council's Environmental Health Officer is satisfied that the

proposal would not have any adverse impact on the amenity of neighbouring occupiers in relation to noise levels. As a safeguarding measure, the permission would be granted subject to the condition that the machinery is operated within the Council's noise thresholds. Given the location of the equipment at roof level, 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.

Although the plant would be visible from adjacent rooftops, many of these are also characterised by roof top plants and it is not considered that the replacement of existing units with fewer units would cause additional harm to neighbouring amenity. The development is therefore considered acceptable.

One comment has been received and duly taken into account prior to making this decision.

The planning history of the site has been 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 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 and 7.6 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