**Regeneration and Planning
Development Management**
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

Tel 020 7974 4444
Textlink 020 7974 6866

planning@camden.gov.uk
www.camden.gov.uk/planning

Mr Kevin Sparks
EC Harris
35 York Way
London
N1 9AB

Application Ref: **2015/1333/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

3 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**High Holborn House
52-54 High Holborn
London
WC1V 6RL**

Proposal:
Installation of 2 no. air conditioning units within the basement lightwell in association with the third floor office (Class B1 use).
Drawing Nos: Site location plan; HHH03/1 rev 1; WEBR004.01.1 rev B; Plant noise assessment report produced by Sandy Brown dated 10th April 2015 (ref 15115-R01-A); Extract from Big Foot Fix-It Foot detailing fixings for air conditioning units; Extract from Mitsubishi Electric detailing air conditioning product information MSZ-GF71VE: Inverter Heat Pump.

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.

INVESTOR IN PEOPLE

Director of Culture & Environment
Ed Watson

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

Site location plan; HHH03/1 rev 1; WEBR004.01.1 rev B; Plant noise assessment report produced by Sandy Brown dated 10th April 2015 (ref 15115-R01-A); Extract from Big Foot Fix-It Foot detailing fixings for air conditioning units; Extract from Mitsubishi Electric detailing air conditioning product information MSZ-GF71VE: Inverter Heat Pump.

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

Informative(s):

1   Reasons for granting permission.

The air conditioning units would be located within the basement lightwell of the office building. They will not be visible from the public realm and their discrete location within the centrally located basement lightwell ensures they will not be visible in views from windows of surrounding occupiers within the building. As such, the proposals are not considered to harm the character and appearance of the host building or the conservation area.

The application is accompanied by an acoustic report which demonstrates that the proposal will comply with Camden's Noise standards. The Environmental Health Officer is satisfied that the proposed would not have any adverse impact on neighbour amenity in relation to noise.

No objections were received prior to making this decision and the site's planning history 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, 7.6, 7.8, and 7.15 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 - 66, 123, 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

Ed Watson
Director of Culture & Environment

2015/1333/P