

Nigel Dexter
Savills
33 Margaret Street
London
W1G 0JD

Application Ref: **2015/2082/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

26 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
11-13 Goodge Street
London
W1T 2PG

Proposal:

Details of the proposed plant and acoustic screen at roof level required by condition 10 of planning permission 2013/6456/P dated 13/02/2015 (for the erection of 1st to 4th floor levels above retained ground floor to form a 5 storey building following demolition of upper floors).

Drawing Nos: 4988 T(20) P05 Rev C, 4988 T(20) E01 Rev C, 4988 T(20) E02 Rev C, 4988 T(20) S02 Rev C, Environmental Noise Survey & Plant Noise Assessment Report 18919/PNA2, Savills Cover letter dated 09/04/2015

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks to discharge condition 10 which sought information on the



proposed plant equipment and acoustic screen at roof level. A recent non material amendment 2015/1799/P was granted to increase the height of the mansard roof. The increase in roof height relates to this proposal. Nine items of plant equipment has been proposed at roof level on top of the 5th floor extension. A detailed 24 hour daytime and night-time environmental noise survey and an assessment of the proposed plant noise emissions at the nearest noise sensitive windows were undertaken. The noise emissions from the plant equipment would be in line DP 28 (Noise and Vibration) and as such will cause minimal harm to neighbouring amenity. In order to meet the condition, screening has been proposed which is at least as tall as the tallest item of plant within it.

The acoustic screen would extend continuously around the entire plant area. The acoustic screening would have a height of 1m which is in line with the highest piece of plant equipment. The position of the plant equipment is similar to other properties in which they are located at roof level. Although the plant equipment is at roof level above the 5th floor may be visible from taller buildings to the rear, they are located behind an acoustic screen and therefore would not be considered to have an additional adverse impact on the amenity of the adjoining occupiers in terms of loss of privacy, daylight, sunlight, outlook or noise levels.

Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, 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 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 2011; and paragraphs 14, 17, 56 -66, and 123, 126-141 of the National Planning Policy Framework.

- 2 You are reminded that conditions 3, 7 and 8 of planning permission granted on (13/02/2015 reference 2013/6456/P) are outstanding and require details to be submitted and approved.

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