

Gebina Ham  
Cooley Architects  
123 Aldersgate Street  
London  
EC1A 4JQ

Application Ref: **2015/2510/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

7 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**5-7 Tottenham Street**  
**London**  
**W1T 2AG**

Proposal:  
Retention of 10 x air conditioning units and the installation of a new sound attenuating enclosure to the flat roof rear of 9 - 11 Tottenham Street (Part-Retrospective).

Drawing Nos: 743 - EX - 0001 Rev A; 743 - ES - 0X01 Rev A; 743 - ES - 0X02; 743 - LY - 0S01 Rev A; Planning, Design and Access Statement dated March 2015; and Noise Assessment reference NIA/5367/14/5109, dated 7 August 2014.

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 policy 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: 743 - EX - 0001 Rev A; 743 - ES - 0X01 Rev A; 743 - ES - 0X02; 743 - LY - 0S01 Rev A; Planning, Design and Access Statement dated March 2015; and Noise Assessment reference NIA/5367/14/5109, dated 7 August 2014.

Reason:

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

- 4 Within three months of the date of this decision notice, the mitigation measures as stated in report reference NIA/5367/14/5109, dated 7th August 2014 shall be provided in full for the building. The measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The acoustic enclosure shall be permanently retained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting permission:

The existing air conditioning units, cold room condenser, and proposed acoustic enclosure are considered acceptable in terms of design, scale, location and noise level.

The units are located on the single storey flat roof to the rear of 9-11 Tottenham Street, which is bounded by the rear 4/5 storey projections of Whitfield Street and Tottenham Street. Although the host property is described as a positive contributor to the Charlotte Street Conservation Area, the units are not visible from the public realm and therefore not considered to harm the character or appearance of the

host property or wider Charlotte Street Conservation Area.

The units are overlooked by a number of residential properties at higher levels on Tottenham Street and Whitfield Street. Although the unit would be visible from the rear windows of these properties, as views are already very limited, the units are not considered to cause additional negative harm to the amenity of occupiers in terms of loss of outlook or access to daylight.

The application is accompanied by an acoustic report which demonstrates that the proposal would comply with Camden's Noise standards following the installation of the noise attenuation screening as proposed. As a safeguarding measure, approval will be subject to the condition that secures the mitigation measures are provided in full within three months of the date of this decision notice.

No objections have been received 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 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.
- 3 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).

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