

Mr. Marcus Allington
Oakley Interiors Ltd
Pig Pen
24 Moor Park Lane
Farnham
Surrey
GU99JB

Application Ref: **2014/6130/P**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

27 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
49 Neal Street
London
WC2H 9PZ

Proposal:
Retrospective application for the retention of a single condenser unit to the external wall at the rear of the office (Class B1) at first floor level (revised Acoustic Report received 25.6.15).

Drawing Nos: Site location plan, 2x product information sheets, first floor plan, elevation and photos dated 31.7.14 by Oakley Interiors, Acoustic Report by KP Acoustics ref. 11410.PCR.01 dated 23.6.15.

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 shall be carried out in accordance with the following approved plans: Site location plan, 2x product information sheets, first floor plan, elevation and photos dated 31.7.14 by Oakley Interiors, Acoustic Report by KP Acoustics ref. 11410.PCR.01 dated 23.6.15.



Reason:

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

- 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 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 Automatic time clocks shall be fitted to the equipment/machinery hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate between 21:00hrs and 8:00hrs. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of policies CS5 and CS7 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.

Informative(s):

- 1 Reasons for granting permission:

The retention of the proposed condenser at the rear first floor level is subordinate in scale and location to the host building and an appropriate element by virtue of not being visible from the public realm. The additional proposed condenser is fixed to the rear wall of the building and is not visible from the Seven Dials Conservation Area. Due to its size and specifications, it will not significantly harm the amenity of any adjoining residential occupiers in terms of outlook and noise.

Whilst the development will have some impact in terms of adding to the number of existing plant, an additional element in this location is not considered harmful to the character or appearance of the host building, street scene or the Seven Dials Conservation Area because it is not visible from the street. The recommended noise condition and restriction of operation hours will ensure that it operates at a level that is not harmful to the local amenity.

Comments have been received and duly taken into account prior to making this

decision. The sites planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011); and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework.

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