

Mr Joseph Charman
Levitt Bernstein
1 Kingsland Passage
London
E8 2BB

Application Ref: **2015/2736/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

28 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Alexandra House
17 Queen Square.
London.
WC1N 3AZ.

Proposal:
Installation of one cooling unit at basement level to the front of the building and one external condensing unit in the rear courtyard and associated alterations.

Drawing Nos: 3078_L_109 Rev P15, 3078_L_200 REV P1, 3078_L_201 REV P1, 3078_L_110 REV P1, 3078_L_001 REV BR, 3078_SY 099 REVP3, UCL Alexandra House External Noise Survey prepared by Benjamin Butler dated 19/08/2015, Design and Access Statement

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: 3078_L_109 Rev P15, 3078_L_200 REV P1, 3078_L_201 REV P1, 3078_L_110 REV P1, 3078_L_001 REV BR, 3078_SY 099 REVP3, UCL Alexandra House External Noise Survey prepared by Benjamin Butler dated 19/08/2015, Design and Access Statement

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

- 4 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed 2 air-conditioning units and the exhaust louvre would not have a detrimental impact on neighbouring amenities, the host building, or the surrounding Bloomsbury conservation area.

The proposed air-conditioning unit to the front would be sited below ground level beside other air conditioning units and under an access ramp; this and the proposed exhaust louvre would not be readily visible from street level views. The proposed air-conditioning unit to the rear would also be sited in a location

populated by other air conditioning units and in a courtyard surrounded by buildings on all sides. It is therefore considered that these units and the exhaust louvre would not be prominent from public vantage points or be detrimental to the host building or to the character of the surrounding conservation area.

The revised acoustic report demonstrates that the a/c units would be capable of complying with the Council noise standards and, subject to a condition attached to ensure that noise thresholds are not breached, it is considered that the units would not have a detrimental impact on neighbouring amenities.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were 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 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.

- 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