

Mr Mike Washbourne  
Washbourne Field Planning  
Studio 11  
6-8 Cole Street  
London  
SE1 4YH

Application Ref: **2015/3643/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

3 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**26 Red Lion Square**  
**London**  
**WC1R 4HQ**

Proposal:

Installation of one air-conditioning unit behind parapet at roof level.

Drawing Nos: Design & Access Statement, Plant Noise Impact Assessment dated 3.6.15 revision 1 by RBA Acoustics, Wall mounted Unit, Site location plan, PA/EFE/01, PA/PFR/01, PA/EL/01, PA/PRE/01, 2340/PA/PRL/01, PA/ESC/01, PA/PSC/01

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 The development hereby permitted shall be carried out in accordance with the following approved plans- Design & Access Statement, Plant Noise Impact Assessment dated 3.6.15 revision 1 by RBA Acoustics, Wall mounted Unit, Site location plan, PA/EFE/01, PA/PFR/01, PA/EL/01, PA/PRE/01, 2340/PA/PRL/01, PA/ESC/01, PA/PSC/01

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

- 3 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 air-conditioning unit would be totally hidden from street views by the parapet roof edge, resulting in no impact to the appearance of the property or character of the streetscene.

The submitted acoustic report demonstrates that the resulting noise levels would be 10dBA below background noise levels and would meet the Council's minimum noise standards with no need for additional acoustic screening. There would therefore be no impact on residential amenities.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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, 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 7.15 of the London Plan 2015; and paragraphs 14, 17, 56-66 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