

Andrew Austin
Morrco Solutions
Fao. Mr Andy Austin
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3 Mills Studio
Three Mill Lane
Bromley by Bow
E3 3DU

Application Ref: **2015/3335/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

2 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
35 Little Russell Street
London
WC1A 2HH

Proposal:
Installation of 2 internal wall mounted air conditioning units with associated external pipework and ducting on rear elevation.

Drawing Nos: Location plan; 1568-SB-PL01; Acoustic Noise Report Reference:150711 - 002A, dated August 2015, ACA Acoustics Limited.

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 [Location plan; 1568-SB-PL01; Acoustic Noise Report Reference:150711 - 002A, dated August 2015, ACA Acoustics Limited.]

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 units would be located on the rear flank wall of the mansard style roof of the host building. They would only be visible from the rear of the neighbouring buildings, which enclosed the host building and site. The air conditioning units would be discrete in this location to ensure they would not appear prominent. As such, the proposal would not harm the appearance of the host building or the character and appearance of the Bloomsbury conservation area.

The application is accompanied by an acoustic report which demonstrates that the proposal will comply with Camden's Noise standards. The Environmental Health Officer is satisfied that the proposed would not have any adverse impact on neighbour amenity in relation to noise. Notwithstanding, a condition is attached to address the likelihood that the plant be noisier than anticipated, the local planning authority will have sufficient powers to take the necessary enforcement action if required.

No objections were received prior to making this decision and the site's planning history has been 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, 7.8, and 7.15 of the London Plan 2011; and paragraphs 14, 17, 56 -66, 123, 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



Ed Watson
Director of Culture & Environment