

Mr Emanuele Falsanisi
EFA
Flat 27 Leys Court
BRIXTON ROAD
London
SW9 7RA

Application Ref: **2015/4875/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

21 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
124 Clerkenwell Road
London
EC1R 5DJ

Proposal:
Installation of extract flue and ducting from basement to top floor at the rear and external plant on the roof of the basement level extension at rear of Hotel (Use Class C1)
Drawing Nos: 001-200 B; 002-200B; 003-200B; 004-200BA; 005-200B;006-200B; 007-200B; 008-200B Noise Report (Dated 22/05/2015)

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 external noise level emitted from the proposed flue and associated equipment with suggested noise mitigation at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity

Reason: 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 001-200 B; 002-200B; 003-200B; 004-200BA; 005-200B;006-200B; 007-200B; 008-200B Noise Report (Dated 22/05/2015)

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The kitchen extract flue and condenser units would be acceptable in design terms; they would be located to the rear of the host building within a courtyard and would not be visible from Farringdon Street. The enclosed extraction fan would measure 1.1m x 0.9m x 0.9m and the proposed condenser units would measure 1m x 1.1m x 1.8m. The proposed flue, by reason of its siting and design, would preserve the character and appearance of the Hatton Garden Conservation Area. Similarly, the condenser units would be above an existing basement extension, not visible from the public realm and would therefore not harm the conservation area.

The extract flue and condenser units would have no impact on the Grade II Listed St Peters Church to the rear. They would be attached to the existing post war former office building, at an acceptable distance from the façade of the church. Given the confined rear yard that they are located in there are no public views of the church which could be affected by the flue/plant, nor would it be considered harmful to any fabric of the listed building.

The Council's Environmental Health Team has assessed the supporting noise report and has confirmed it is acceptable. There are few noise sensitive facades in the immediate vicinity and the external plant would comply with Camden's minimum noise standards.

There are no residential properties in the immediate vicinity which would be affected by the proposals; the site backs onto a Church and the School of Ballet. Whilst some hotel rooms may look out over the flue, it would be located at the rear of a building where one might reasonably expect to see such utilities - nonetheless, there are no policies aimed at protecting the outlook from hotel rooms.

The planning history of the site has been taken into account when coming to this decision. One letter of support was received.

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 Planning (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, CS14 and CS16 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, 7.8 and 7.15 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66, 123 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



Ed Watson

Director of Culture & Environment