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| Ms Abbey Kelsey |  |  |  |
| Evolve RPS Limited  |
| The Coach HouseThe Grange Business ParkHewishBristolBS24 6RR |
| Application Ref: **2015/5319/P** |
|  | Please ask for: **Anna Roe** |
| Telephone: 020 7974 **1226** |
|  |
| 21 December 2015 |

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:

**112 New Oxford Street**

**London**

**WC1A 1HH**

Proposal: Installation of wall mounted air conditioning condenser unit at ground floor level.

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| Drawing Nos: SU-1001; A-2001; ACT0065-IESN-01-DR-M(55)002 Rev C0; OS Extract; Acoustic Consultancy Report, produced by Lee Cunningham Partnership, dated 3/11/2015.  |

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

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| 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: SU-1001; A-2001; ACT0065-IESN-01-DR-M(55)002 Rev C0; OS Extract; Acoustic Consultancy Report, produced by Lee Cunningham Partnership, dated 3/11/2015. 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. |

Informatives:

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| 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). |
|  | 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. |
|  | Reasons for granting permission. The proposal is to install a wall mounted air conditioning condenser unit at ground floor level, positioned on the buildings northern elevation.A Plant Noise Assessment Report has been undertaken to establish the minimum background noise level. The lowest background noise levels measured during the survey were 56 dB during the daytime and 53dB at night. Camden Council requires plant noise emission to be 5 dB below the minimum background noise level at 1m from the nearest noise sensitive receptor. The design as proposed and assessed by Officers from the Council's Environmental Health Department will achieve the required criteria. Therefore the proposal is considered to comply with policies DP26 and DP28. As a safeguarding measure this permission has been granted subject to a condition to ensure that the unit is installed and maintained in accordance with the submitted information. Due to the presence of other (seven) comparable structures at ground floor level, the condenser unit would not appear over prominent or out of keeping with the surrounding environment. Furthermore the proposed condenser unit would be subordinate to the host building and would not detract from the character or appearance of the Bloomsbury Conservation Area. The site's planning history has been taken into account when coming to this decision. One objection has been received following statutory consultation. 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.66 (LB's) and s.72 (CA's) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. As such, the proposed development is in general accordance with policies CS5, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2011; and paragraphs 14, 17, 56-67 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.

Yours faithfully

Director of Culture & Environment