

Miss Ruth James
PM Devereux
200 Upper Richmond Road
London
SW15 2SG

Application Ref: **2015/3889/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

5 February 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
149 Maple House
Tottenham Court Road
London
W1T 7BN

Proposal:

Installation of 6x air conditioning units on the roof (4th floor level) of Maple House as replacement of the existing 3x air conditioning units.

Drawing Nos: Location plan; d-03; d-04; d-05; d-07; d-08; Design and Access Statement, July 2015 - HM REFERENCE: 20368-01/A/NS01/01, PM Devereux; Hilson Moran; Design and Access Statement, - Acoustic Noise Report, HM REFERENCE: 20368-01/A/NS01/01, Revision 01 3rd December 2015, Hilson Moran.

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 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.

- 4 Before the air conditioning units hereby approved are brought into operation they shall be provided with acoustic isolation and sound attenuation in accordance with the submitted " Acoustic Noise Report, HM REFERENCE: 20368-01/A/NS01/01, Revision 01 3rd December 2015, by Hilson Moran hereby approved by the Council. The acoustic isolation shall thereafter be retained in effective order to the reasonable satisfaction of the Council.

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.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans [Location plan; d-03; d-04; d-05; d-07; d-08; Design and Access Statement, July 2015 - HM REFERENCE: 20368-01/A/NS01/01, PM Devereux; Hilson Moran; Design and Access Statement, - Acoustic Noise Report, HM REFERENCE: 20368-01/A/NS01/01, Revision 01 3rd December 2015, Hilson Moran.]

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

Informative(s):

1 Reasons for granting permission.

The host building is situated centrally within the main University College London Hospital (UCLH) campus on the roof of Maple House. The 4th floor of Maple House is directly linked by a bridge to the 3rd floor of UCLH's Podium Building. 6x smaller air conditioning units are proposed as replacement for 3x existing units on the roof in the same location. The proposed units would be visible from private views from the neighbouring buildings ranging in height from 5 - 18 storeys; but would not be visible from the public realm due to their discrete location setting back from the raised parapet. In this location they would not appear prominent in views from the surrounding buildings. The proposal would not harm the character and appearance of the host building or the conservation area that lies due south, Grafton Way.

The application is accompanied by an acoustic noise report which demonstrates that the proposal will comply with Camden's Noise Standards. The proposed would not have any adverse impact on neighbour amenity in relation to noise and or vibrations.

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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the adjacent 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, 7.8, and 7.15 of the London Plan March 2015; 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.

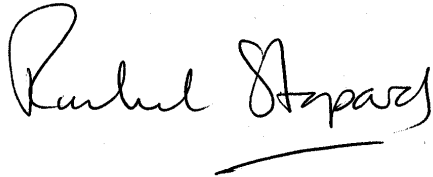
No. 020 7974 4444 or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated 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

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Director of Culture & Environment