

Mr Andrew Martin  
AMD interior architecture  
159 Mortlake Road  
Kew  
Surrey  
TW9 4AW

Application Ref: **2015/6674/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

9 March 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**62-63 Tottenham Court Road/1-7 Goodge Street  
London  
W1T 2EP**

Proposal: Installation of 2 x air conditioning units and 1 x air duct at roof level.

Drawing Nos: OBTCR-GA503, OBTCR-GA011, OBTCR-GA001 Rev. D, OBTCR-GA000, C5999-02, Environmental Noise Report Ref: 7884E Rev 1, dated 7th January 2016 and Manufacturer's specifications received 27/11/2015.

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

#### Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: OBTCR-GA503, OBTCR-GA011, OBTCR-GA001 Rev. D, OBTCR-GA000, C5999-02, Environmental Noise Report Ref: 7884E Rev 1, dated 7th January 2016 and Manufacturer's specifications received 27/11/2015.

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



- 2 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment 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 noise level in rooms at the nearest residential premises shall meet minimum standard of NR24 as specified in report Ref: 7884E Rev 1, dated 7th January 2016.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise and vibration 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 Prior to use, machinery, plant or equipment system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration 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 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

#### Informatives:

- 1 Reasons for granting permission:

The air conditioning units and air duct at roof level have already been installed and are located to the rear of the host building within an area of existing plant at roof

level. The units are shielded from public views and therefore are not considered to cause harm to the character and appearance of the host building or wider conservation area.

The application site is located within the strategic view from Parliament Hill to the Palace of Westminster. Due to the nature and location of the works, the proposal does not cause harm to this view.

The application is accompanied by an acoustic report which demonstrates that the proposed units comply with Camden's Noise standards for 24 hour use with the acoustic attenuation housing installed. The Council's Environmental Health Officer does not object to the development, and as a safeguarding measure the permission would be granted subject to the standard condition that the machinery is operated within the Council's noise thresholds.

The proposal is not considered to result in any harm to neighbouring amenity in terms of loss of privacy, daylight, outlook or noise levels.

No objections have been received prior to making this decision. The planning history of the site 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 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 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 and 7.11 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 - 68 and 126-141 of the National Planning Policy Framework.

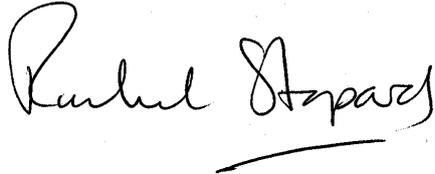
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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