

Mrs Maja Myall
Blenheim Design Ltd
9 Pavilion Parade
Brighton
East Sussex
BN2 1RA

Application Ref: **2016/0131/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

7 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
35 Great Queen Street
London
WC2B 5AA

Proposal: Replacement of 3 existing air conditioning units and installation of 1 x new air conditioning unit to rear plant area, and replacement of existing ducting and fresh air intake.

Drawing Nos: ALP/VENT/SHOR/GQS/01 Revision D; ALP/VENT/SHOR/GQS/02 Revision D; ALP/VENT/SHOR/GQS/03 Revision D; site location plan received 08/01/2016; Heritage Statement dated December 2016; Access and Design Statement dated 06/01/2016 and Plant Noise Assessment reference 15/0712/R1.

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 policies 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: ALP/VENT/SHOR/GQS/01 Revision D; ALP/VENT/SHOR/GQS/02 Revision D; ALP/VENT/SHOR/GQS/03 Revision D; site location plan received 08/01/2016; Heritage Statement dated December 2016; Access and Design Statement dated 06/01/2016 and Plant Noise Assessment reference 15/0712/R1.

Reason:

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

- 4 The use of the air conditioning units and kitchen extraction systems hereby permitted shall not be carried out outside the following times 07:00 to 23:00 Mondays to Sundays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26, DP28 and DP12 of the London Borough of Camden Local Development Framework Development Policies.

- 5 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.

- 6 Prior to the first use of the air conditioning units hereby approved, noise mitigation screening must be installed in accordance with recommendations set out in Plant Noise Assessment reference 15/0712/R1.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by vibration.

- 7 The kitchen extraction flue and ducting hereby approved shall be painted black and permanently maintained.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal involves the replacement of the former kitchen extraction ducting and the 3 x air conditioning units and the installation of a new air conditioning unit. The units would be located on top of the flat-roofed extension to the rear of the building, fixed to the party wall with no.34. They would be located within an existing plant area and views of the unit would be partly obscured by the existing boundary walls. This is considered to be the most sensitive location and would not harm the building's historic significance or the character or appearance of the Seven Dials Conservation Area.

The proposed ductwork replaces an existing unit. The kitchen fresh air duct would lay horizontally along the roof rather than up the rear elevation. The relocation of the kitchen fresh air duct would be a minor improvement over the current arrangement and a condition would be attached to ensure that it would be painted black to improve its appearance. The new duct is proposed to rise from basement level to the ground floor within the non-original extension to the building, thus limiting its impact on the building's internal fabric.

The existence of similar equipment is not justification for the proposal in its own right. A modern restaurant is expected to require such equipment for its operation and this intervention is not uncommon for listed buildings. The equipment has been attached to the rear and would be reversible.

The application is accompanied by an acoustic report which demonstrates that the proposal would comply with Camden's noise standards during the day time (07:00 - 23:00) following the installation of noise attenuation screening as proposed. As a safeguarding measure, approval would be subject to the condition that noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement to ensure they meet the Council's regulations. Furthermore, permission would be granted subject to the conditions that the units would only be used during the daytime and the acoustic screening installed and maintained as specified in the acoustic report to ensure that the units do not disturb neighbouring residents during the night.

One comment has been received and duly taken into account prior to making this decision. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting or any features of special architectural or historic interest which it possesses under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 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 7.8 of the London Plan 2015; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

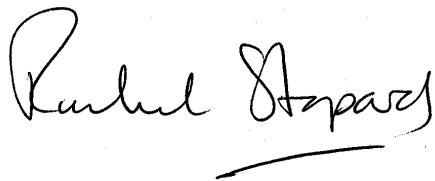
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal line extending from the bottom of the name.

Rachel Stopard
Director of Culture & Environment