

Mr. Sam Harper
Firstplan Ltd
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Application Ref: **2016/0512/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

13 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6A St Pancras Way
London
NW1 0TB

Proposal: Installation of a pipework in association with new enclosed generator on the Canal elevation.

Drawing Nos: Planning compliance report 13232.PCR.01, 21250_01_GRD_OS,
21250_01_GRD_EGA, 21250_01_GRD_EL2, 21250_01_GRD_EL3,
21250_01_GRD_ELS1, 21250_01_GRD_GA, 21250_01_GRD_HCL,
21250_01_GRD_PGA, 21250_01_GRD_S2, 150kVA specification sheet and CAE Modular
Acoustic Enclosure sheet.

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

Conditions and Reasons:

- 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Planning compliance report 13232.PCR.01, 21250_01_GRD_OS, 21250_01_GRD_EGA, 21250_01_GRD_EL2, 21250_01_GRD_EL3, 21250_01_GRD_ELS1, 21250_01_GRD_GA, 21250_01_GRD_HCL, 21250_01_GRD_PGA, 21250_01_GRD_S2, 150kVA specification sheet, CAE Modular Acoustic Enclosure sheet.

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

- 3 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.

- 4 Prior to use of the installation hereby approved, details shall be submitted to and approved in writing by the Council to confirm that noise emitted by standby or emergency generators during power outages or testing does not exceed the lowest daytime LAeq(15min) as measured or calculated according to BS4142:2014.

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:

- 1 Reasons for granting permission.

The proposed air generator enclosure would be internally located with the only external alterations relating to the installation of associated minor pipework on the ground and first floor level facing the Grand Canal to the rear of the host building. The external changes proposed would only be visible in distant views and would not widely visible from street level. The proposal would not harm the character and appearance of the modern host building or the surrounding Regent's Canal Conservation Area.

The proposal site has been subject to a number of planning applications mainly relating to the installation of plant and telecommunication towers. Of note, use of

the canal side elevation's sunken well to satisfy the previous operative needs of tenants has been established through applications PE9900505 and 2012/0908/P.

Whilst the development will have some impact in terms of incorporating external equipment that may generate noise, the Council's Environmental Health officer has assessed the submitted acoustic report, and is satisfied the Council's required standards are capable of being met, subject to the standard recommended condition regulating noise levels to ensure that the amenity of neighbours is duly protected. As such, the proposal would have no adverse impact on the amenity of neighbouring residential occupiers.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. 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 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 55 -66 and 126-141 of the National Planning Policy Framework.

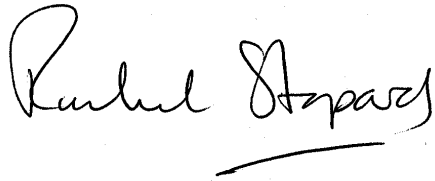
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, 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 that reads "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath the name.

Rachel Stopard
Director of Culture & Environment