

Ms Rebecca Skerrett
Bilfinger GVA
Norfolk House
7 Norfolk Street
Manchester
Greater Manchester (Met County)
M2 1DW

Application Ref: **2016/1047/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

9 May 2016

Dear Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Chenies Street
London
WC1E 7PA

Proposal:

The installation of 2 x pole mounted antennas on the existing lift shaft and the installation of 1 x air conditioning unit and ancillary development thereto.

Drawing Nos: 100-E, 201-E, 202-E, 301-E, 302-E, 401-E, 404-E, 501-E, 502-E, 801-E, 802-E, Assessment of Mechanical Plant Noise reference ARM 186-01 dated 01/04/2016, ICNIRP letter dated 02/02/2016, and cover letter dated 23/02/2016.

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 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:

100-E, 201-E, 202-E, 301-E, 302-E, 401-E, 404-E, 501-E, 502-E, 801-E, 802-E, Assessment of Mechanical Plant Noise reference ARM 186-01 dated 01/04/2016, ICNIRP letter dated 02/02/2016, and cover letter dated 23/02/2016.

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:

- 1 Reasons for granting permission:

The proposed antennae are considered acceptable in this location. They would be located on the existing lift shaft which projects out to the rear of the site adjacent to no.18 and wouldn't be visible from Chenies Street or Gower Street. There may be limited views from the service yard to the rear and from the rear windows of properties along Ridgmount Street and The University of Law building directly south of the site; however, these buildings would block views of the development from wider public views. Whilst the development may have some visual impact, this is considered negligible due to the location of the proposed development at high level. The proposal is therefore not considered harmful to the character and

appearance of the host building, street scene or Bloomsbury Conservation Area.

The antennae would be located away from the Grade II listed no.16 and are therefore not considered to cause harm to the setting of the listed building or its special architectural and historic interest.

The proposal would not result in an unacceptable proliferation of antennas at roof level and their size and location would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, privacy or outlook.

The application is accompanied by an acoustic report which demonstrates that the proposal would comfortably comply with Camden's noise standards for 24 hour use. The predicted noise levels would be approximately 22dB below the background noise levels when measured from the nearest residential windows at 20-22 Chenies Street. 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 10dB(A) less than the existing background measurement to ensure they meet the Council's regulations.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the adjacent listed building or 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.

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 2016 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.

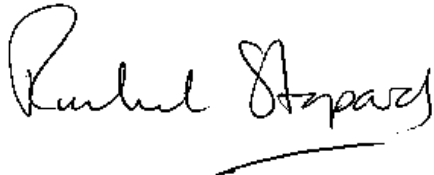
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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, appearing to read 'Rachel Stopard', with a horizontal line underneath it.

Rachel Stopard
Director of Supporting Communities