

Mrs Dena Read  
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LE74UZ

Application Ref: **2015/6983/L**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

22 June 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**31 Neal Street**  
**London**  
**WC2H 9PR**

Proposal:

Alterations in connection with the replacement of 2 existing air conditioning condenser units with 2 new air conditioning condenser units housed within acoustic enclosures fixed above ground floor level to rear wall of inner atrium in connection with existing retail use.

Drawing Nos: Site location plan; A10-01, A10-02, X01 rev A; Environmental noise survey from KP Acoustics dated 14/04/2016 (ref. 14144.PCR.01); Acoustic enclosure details from Environ (parts 1 & 2); Heritage statement (received 11/05/2016).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed



Buildings and Conservation Areas) Act 1990.

- 2 All new external works and finishes, and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010 and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010.

Informative(s):

- 1 Reasons for granting listed building consent:

The principal considerations material to the determination of this application is (1) the impact of the proposal on the grade II listed buildings, its features of special architectural or historic interest, and the character and appearance of the wider streetscape and Seven Dials (Covent Garden) conservation area; and (2) to any possible adverse impact on the amenity of occupiers of the development site/ surrounding premises.

The proposals seek to replace 2 existing air conditioning condenser units fixed above ground floor level to a rear wall within an inner atrium at the rear of the property with 2 new air conditioning condenser units housed within acoustic enclosures in connection with the existing retail use.

Given the location of the 2 new units low down within a fully enclosed inner atrium at the rear of the building, obscured entirely from any wider views, and replacing 2 existing units in a similar position, the proposed position is considered to be the most sensitive location from a visibility perspective. Though the existence of similar equipment is not justification for the proposal in its own right, it is considered that the position of the units and the associated acoustic enclosures here would preserve the special architectural and historic interest of the listed building and would not harm the character and appearance of the Seven Dials (Covent Garden) conservation area, and as such, the proposals are in accordance with Council

policies and guidelines, and are acceptable.

The application is accompanied by an environmental noise survey (ref. 14144.PCR.01) which demonstrates that the proposal would comply with Camden's noise standards following the installation of noise attenuation screening as proposed. As a safeguarding measure, any approval would include a condition to ensure that these noise standards are met. Furthermore, permission would be granted subject to the conditions that the units would only be used during the normal daytime operating hours of the retail unit and that the acoustic screening would be installed prior to the operation of the units and maintained as specified in the acoustic report so as to safeguard the amenities of the adjoining premises and the area generally.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation. One comment has been received and duly taken into account prior to making this decision.

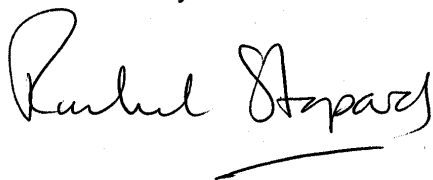
Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies 2010. The proposed development also accords with policy 7.8 of the London Plan 2016; and paragraphs 14, 17 and 126 -141 of the National Planning Policy Framework 2012.

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  
Executive Director Supporting Communities