

Miss Kelly Bache  
Space Workplace LTD  
63-64 Margaret Street  
LONDON W1W 8SW

Application Ref: **2016/3322/P**  
Please ask for: **Amy Grace Douglas**  
Telephone: 020 7974 **8096**

10 August 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Association of Commonwealth Universities**  
**Woburn House**  
**20 Tavistock Square**  
**London**  
**WC1H 9HF**

Proposal:

Installation of three air condensers to service the fourth, fifth and sixth floor, following removal of three existing air condensers to the flat roof of office building (Class B1)  
Drawing Nos: Roof Plan Existing; Roof Plan proposed; Roof Elevation Existing; Roof Elevation Proposed; Noise Report QF8684/PF5724/RP1A rev 26 May 2016

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 The development hereby permitted shall be carried out in accordance with the following approved plans [Roof Plan Existing; Roof Plan proposed; Roof Elevation Existing; Roof Elevation Proposed; Noise Report QF8684/PF5724/RP1A rev 26 May 2016]

Reason:

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

- 3 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 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 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.

- 4 Prior to use, plant or equipment 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.

#### Informative(s):

- 1 The installation of three AC units would be to the flat roof of Woburn House which is currently used for plant units to service the other floors of the building. As such the addition of the units would not significantly impact the surroundings. The existence of a parapet wall along the roof ridge and the proposed setback from the roof ridges would ensure the visibility of the additional condensers is mitigated, and as such would not detrimentally impact the Bloomsbury Conservation Area nor the character of the host building.

The proposed units would be installed along an existing rubber track that the units are situated upon. The host building is considerably large therefore the proposal would have minimal impact in terms of visual detriment. Due to the size and location of the units, no residential impacts in terms of amenity would arise, such as loss of light or outlook.

No objections were received and the site history has been considered. A Noise Impact Assessment has been submitted and reviewed by the Camden Environmental Health officers who have deemed it to be satisfactory subject to the conditions attached to ensure noise mitigation measures are in place to protect the amenity of adjoining properties.

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 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.

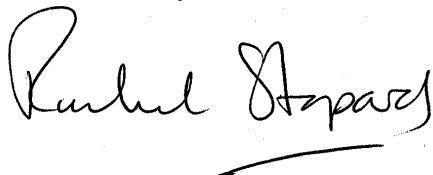
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.

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



Rachel Stopard  
Executive Director Supporting Communities