

Miss Ellie Bird
Deloitte LLP
Deloitte Real Estate,
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2016/3144/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

22 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
7 Queen Square
London
WC1N 3AR

Proposal:

Installation of plant machinery on the west elevation at 7 Queen Square.

Drawing Nos: Location plan (1607_7QS_PL_01_100 P1); 1607_7QS_PL_00_001 P1; 1607_7QS_PL_00_002 P1; 1607_7QS_PL_00_003 P1; 1607_7QS_PL_00_004 P1; 1607_7QS_PL_00_020 P1; 1452-MS-201 T1; 1452-MS-202 T1; 1607_7QS_PL_00_201 P1; 1607_7QS_PL_00_202 P1; 1607_7QS_PL_00_203 P1; 1607_7QS_PL_00_204 P1; 1607_7QS_PL_00_240 P1; 1607_7QS_PL_01_001 P1; 1607_7QS_PL_01_002 P1; 1607_7QS_PL_01_003 P1; 1607_7QS_PL_35_001 P1; 1607_7QS_PL_35_201 P1; 1607_7QS_PL_35_202 P1; 1607_7QS_PL_35_203 P1; A1/6G; Planning Statement May 2016; Acoustic Consultancy Report, 72970/3/3/2, 24th May 2016, External Plant Assessment.

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 policy 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 [Location plan (1607_7QS_PL_01_100 P1); 1607_7QS_PL_00_001 P1; 1607_7QS_PL_00_002 P1; 1607_7QS_PL_00_003 P1; 1607_7QS_PL_00_004 P1; 1607_7QS_PL_00_020 P1; 1452-MS-201 T1; 1452-MS-202 T1; 1607_7QS_PL_00_201 P1; 1607_7QS_PL_00_202 P1; 1607_7QS_PL_00_203 P1; 1607_7QS_PL_00_204 P1; 1607_7QS_PL_00_240 P1; 1607_7QS_PL_01_001 P1; 1607_7QS_PL_01_002 P1; 1607_7QS_PL_01_003 P1; 1607_7QS_PL_35_001 P1; 1607_7QS_PL_35_201 P1; 1607_7QS_PL_35_202 P1; 1607_7QS_PL_35_203 P1; A1/6G; Planning Statement May 2016; Acoustic Consultancy Report, 72970/3/3/2, 24th May 2016, External Plant Assessment.]

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.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The 4-storey building has been conservatively altered internally and externally to facilitate its office use and there remains features of architectural and historic interest.

There are no objections relating to the proposed works relating to the rear modern extension as these are not seen to cause harm to the significance of the listed building.

The Council's Noise Officer has assessed the proposal and has no concerns with regards to noise from the plant.

The site's planning history was taken into account when coming to this decision, and no representations were received.

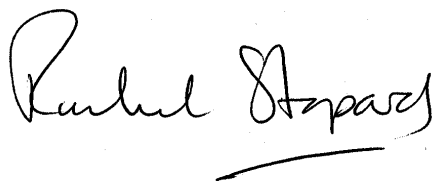
Special regard has been attached to the desirability of preserving the listed building and any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016, and 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.

Yours faithfully

A handwritten signature in black ink, reading "Rachel Stopard". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Rachel Stopard
Executive Director Supporting Communities