

Mr Tim Kirkman
Peldon Rose Limited
Sterling House
42 Worple Road
London
SW19 4EQ

Application Ref: **2016/3811/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

5 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
86-90 Tavistock Place
London
WC1H 9RT

Proposal:

Installation of 5 storey external lift shaft to the rear, replacement external plant enclosure containing 5 condensers, an air handling unit and associated ducting linked to the main building at upper floor level and timber acoustic screening.

Drawing Nos: 901 P1, 902 P1, 903 P3 , 904 P2, 905 P2, 906 P1, Noise Assessment JW1218/16182, Mitsubishi P250, 350 & 400 Specification,

The Council has considered your application and decided to grant permission subject to the following condition(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 901 P1, 902 P1, 903 P3 , 904 P2, 905 P2, 906 P1, Noise Assessment JW1218/16182, Mitsubishi P250, 350 & 400 Specification,

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 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 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.

- 5 Prior to the first use of the development, the plant or equipment hereby approved shall be mounted with proprietary anti-vibration isolators and fan motors, which shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 Reason for granting planning consent:

The proposed development is for the installation of 5 storey external lift shaft to the rear of the building, a replacement external plant enclosure containing 5 condensers and an air handling unit located in the rear yard surrounded by a timber screening enclosure with a height of 3.2 m and associated ducting linking the plant to the main building at upper floor level, at The United Reform Church, 86-90 Tavistock Place.

The existing Church is an L-shaped building with frontages onto Tavistock Place

and Wakefield Street. The proposed 5 storey lift shaft enclosure would be sited in an enclosed area to the rear and would not be visible from Tavistock Place or Wakefield Street. It would only be visible from the public open space to the rear of the site at St Georges Gardens. The lift shaft enclosure would be commensurate with the height of the building and would be finished in brick to match the existing building. The proposed lift shaft enclosure would integrate well with the character and appearance of the building and would not harm the character of the conservation area.

The proposed plant and enclosure would be sited to the rear where it would not be visible from public view. The plant and associated ducting would have a functional appearance and due to its siting at the rear would have no impact on the character of the conservation area. The upper section of ducting (at second floor level) would be located inside the building which would ensure that it would not be visible from the street along Tavistock Place. Overall, the plant, screening and ducting would have a commercial/functional appearance which would be appropriate, considering its location at the rear of the building.

Overall, the development would respect the character, setting, context and form of the building and neighbouring buildings and would preserve the character of the conservation area in accordance with policies DP24 and DP25.

A noise survey has been submitted which is acceptable and subject to planning conditions the development would also not result in a material amenity impact on neighbouring properties in accordance with policy DP26. The plant enclosure would be sited a sufficient distance from the rear windows of the adjacent building to the south, so as to not impact on light and outlook of that building.

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.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

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 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).

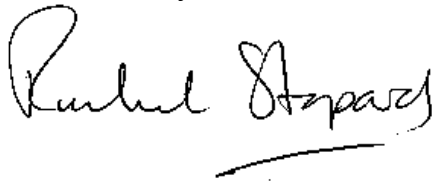
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.

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