

Mr Algis Kybartas
AGA Projects Ltd
24 Undine Road
London
E14 9UW

Application Ref: **2015/7284/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

5 September 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
1 Portpool Lane
London
EC1N 7UU

Proposal: Installation of 4 x air handling units on west elevation

Drawing Nos: Design & access statement, Specification A/C units, Noise impact assessment (Ref 10628-NIA-01-RevA 21/011/2015), 151023-P-2 & 151023-P-3

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 Design & access statement, Specification A/C units, Noise impact assessment (Ref10628-NIA-01-RevA 21/011/2015), 151023-P-2 & 151023-P-3.

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 10dBA 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 and surrounding premises are not adversely affected by noise from the plant equipment.

- 4 Prior to continued use of the proposal, the plant equipment and ducting at the development site 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 Reasons for granting permission.

The proposal involves the retrospective installation of four air conditioning units attached to the flank elevation of the building. The site is largely hidden from street view apart from static views from directly in front of the recess between the site and the adjacent building. The air conditioning units are also behind 1.8m railings and cycle storage. The proposed air conditioning units would therefore preserve the character and appearance of the conservation area and the host building in accordance with development management policies DP24 and DP25.

An acoustic report has been submitted in support of the application confirming the existing high noise levels in the location and calculations illustrating the modest noise that would be emitted from the proposed air conditioning unit. The resulting noise levels would conform to the requirements of policy DP28. The surrounding amenity is therefore not considered to be detrimentally affected in accordance with policy DP26 of the development management policy.

Neighbouring properties have been notified, site notices have been erected in close vicinity and the proposal has been advertised in the local paper. No objections or comments have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy CS5 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 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).

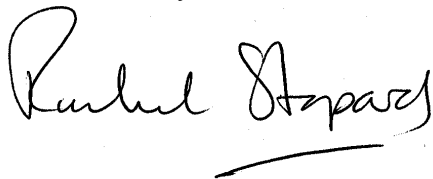
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



Rachel Stopard
Executive Director Supporting Communities