

Mr Steven Hayes
Hayes Design Ltd
44 Fairgreen Road
Caddington
Luton
Bedfordshire
LU1 4JG

Application Ref: **2015/7186/P**
Please ask for: **Samir Benmbarek**
Telephone: 020 7974 **2534**

28 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
International Buildings
71 Kingsway
London
WC2B 6ST

Proposal: Installation of 2x replacement air conditioning units following removal of 2x existing air conditioning units to roof of office building

Drawing Nos: OS Map (Location Map); 151202/M/01; 151202/M/02; Environmental Noise Survey and Plant Assessment Report (22736/PNA1).

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 if in CA 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 OS Map (Location Map); 151202/M/01; 151202/M/02; Environmental Noise Survey and Plant Assessment Report (22736/PNA1).

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

- 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 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 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 use, machinery, plant or equipment, extract/ ventilation system and ducting 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 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.

Informatives:

- 1 Reasons for granting permission:

The proposal related to the replacement and installation of two air conditioning units at roof level following the removal of the two previous air conditioning units. The existing and proposed air conditioning units are within a group of air conditioning units located on the roof level, with the units concerned operating for the first floor of the applicant building.

Both of the proposed air conditioning units will be direct replacements of the

existing units, with no numerical increase. The proposed units will be within the same location upon the roof, as the existing. It is therefore considered that the units would not cause harm to the visual amenity of neighbouring occupiers or the character and appearance of the host building and the wider Kingsway Conservation Area.

Hours of operation have not been specified, however the application is accompanied by an acoustic report which demonstrates the proposed units will comply with Camden's noise standards for 24 hour use. As a safeguard, a condition will be attached upon approval to ensure that the equipment will operate by at least 10dBA lower than the lowest background level (with all machinery operating at maximum capacity). An additional condition is attached to mitigate issues of vibration as a result of the use of the units.

The Council's Environmental Health Officer does not object to the development, subject to the imposition of the conditions as set out above. Furthermore, it is not considered there would be an additional adverse impact upon the amenity of the adjoining occupiers in terms of loss of privacy, daylight, sunlight or outlook.

One comment has been received and duly taken into account prior to making this decision. Furthermore, the planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character and 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 (ERR) 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 and DP26 and DP28 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 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.
- 3 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

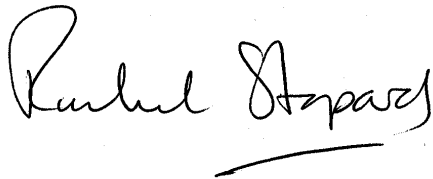
dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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