

Mr Dean Jordan  
DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Application Ref: **2016/7039/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

8 March 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Brownlow House**  
**50-51 High Holborn**  
**London**  
**WC1V 6EP**

Proposal:

Remodelling of the Brownlow House office entrance and the installation of 4 x air conditioning units at rooftop level.

Drawing Nos: 975\_BH-SP-01 Rev.A, 975\_EE\_01 Rev. PL1, 975\_BH\_EX\_00 Rev. PL1, 975\_BH\_EX\_01 Rev. PL1, PL1, 975\_BH\_EX\_02 Rev. PL1, PL1, 975\_BH\_EX\_03 Rev. PL1, 975\_BH\_EX\_LG Rev. PL1, 975\_BH\_EX\_RF Rev. PL1, 975\_BH\_GA\_00 Rev. PL1, 975\_HHE-GE-01 Rev. PL1, 975\_BH\_GA\_02 Rev. PL1, 975\_BH\_GA\_03 Rev. PL1, 975\_BH\_GA\_04 Rev. PL1, 975\_BH\_GA\_LG Rev. PL1, 975\_BH\_GA\_RF Rev. PL1, Cover letter dated 14/12/2016, Acoustic Consultancy Report ref: 81430/3/1/5, and Design and Access Statement dated 06/02/2017.

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 policies 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: 975\_BH-SP-01 Rev.A, 975\_EE\_01 Rev. PL1, 975\_BH\_EX\_00 Rev. PL1, 975\_BH\_EX\_01 Rev. PL1, PL1, 975\_BH\_EX\_02 Rev. PL1, PL1, 975\_BH\_EX\_03 Rev. PL1, 975\_BH\_EX\_LG Rev. PL1, 975\_BH\_EX\_RF Rev. PL1, 975\_BH\_GA\_00 Rev. PL1, 975\_HHE-GE-01 Rev. PL1, 975\_BH\_GA\_02 Rev. PL1, 975\_BH\_GA\_03 Rev. PL1, 975\_BH\_GA\_04 Rev. PL1, 975\_BH\_GA\_LG Rev. PL1, 975\_BH\_GA\_RF Rev. PL1.

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.

- 5 Prior to use, machinery, plant or equipment and any associated ducting shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing. All such measures shall thereafter be retained 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 Reasons for granting permission:

The proposal includes the remodelling of the existing office entrance on Brownlow Street and the installation of 4 x air conditioning units at rooftop level. The alterations to the office entrance are minor changes that involve the installation of a new bronze metal-framed glazed door with bronze signage above. The existing stone surround would be retained and cleaned. The works are considered acceptable in design terms and would preserve and enhance the character and appearance of the building.

The proposed rooftop plant would be set away from the front and side elevations within an existing plant area. There would be no public views of the units and very limited private views from the upper storeys of neighbouring buildings. The development therefore would not harm the appearance of the building or the character of the wider conservation area.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of loss of outlook, privacy or daylight. A noise impact assessment has been submitted in support of the application which demonstrates that the plant would comply with Camden's noise standards.

The proposed drawings also include internal refurbishment works to the existing offices on the 1st - 4th floors. These works constitute permitted development under the Town and Country Planning (General Permitted Development) Order 2015 and are not under consideration as part of this application.

No objections were received prior to the determination of this application. 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 or appearance of the Conservation Area, under s.72 of the Planning (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, policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, A4, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

#### 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).

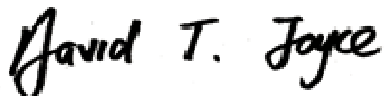
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce  
Director of Regeneration and Planning