

Mr Sayed Shahrestani
Ideal Planning & Design Ltd
Hyde Park House
5 Manfred Road
Putney
London
SW15 2RS

Application Ref: **2017/0046/P**
Please ask for: **Oluwaseyi Enirayetan**
Telephone: 020 7974 **3229**

24 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Basement and Ground Floor
22 Great Queen Street
London
WC2B 5BH**

Proposal: Installation of an air conditioning unit to the rear of the ground floor commercial unit (Class A2)

Drawing Nos: Site location plan (ref:01); 02; 03; 04; 05; Planning Compliance Report ref: 15507.PCR.01 prepared by KP Acoustics Ltd dated 03/02/2017; air conditioning specification, including acoustic information prepared by Ideal Planning dated 13 December 2016; and Design and Access Statement prepared by Ideal Planning dated 13 December 2016.

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 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; Site location plan (ref:01); 02; 03; 04; 05; Planning Compliance Report ref: 15507.PCR.01 prepared by KP Acoustics Ltd dated 03/02/2017; air conditioning specification, including acoustic information prepared by Ideal Planning dated 13 December 2016; and Design and Access Statement prepared by Ideal Planning dated 13 December 2016.

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 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 machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies 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 proposed air conditioning unit would be sited on the rear elevation. It would be positioned under the ground floor window in the enclosed rear lightwell area. Within the immediate area, there are existing air conditioning units on the adjoining properties that can be seen from the lightwell area. The unit proposed will not be visible from Parker Street. Given its siting and overall size, the proposed unit would not have a negative impact on the host building or the surrounding Covent Garden Conservation Area.

In terms of amenity, the proposed unit would not impact adversely on occupiers of the upper floors or adjoining properties subject to relevant noise conditions being

attached. Furthermore, the applicant has confirmed it would only be used during working hours.

The Council's Environmental Health Noise Officer has been consulted and has not raised an objection to the noise of the proposed air conditioning unit based on the provided acoustic report. However, they have advised on the inclusion of condition to limit the amount of noise created by the unit.

Comments received have been considered in the assessment of this application. The application site's planning history was 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 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 DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Policies. The proposed development also accords with policies A1, C1, D2, and A4 of the Camden Local Plan Submission Draft 2016, The London Plan 2016 and the National Planning Policy Framework.

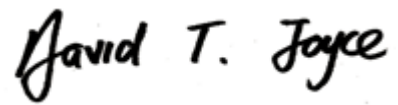
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning