

Mr Fidel Miller
Stiles Harold Williams
69 Park Lane
Croydon
CR0 1BY

Application Ref: **2016/7073/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

7 April 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
84 Chancery Lane
London
WC2A 1DL

Proposal: Installation of louvre panels above the front entrance and replacement of a window on the rear elevation with louvres, in connection with the installation of an air ventilation system at basement level.

Drawing Nos: CL01; 101; 102; 201; 202; Site Location Plan; Noise Impact Assessment prepared by soundplanning dated 22.12.16 (J02766).

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 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: CL01; 101; 102; 201; 202; Site Location Plan; Noise Impact Assessment prepared by soundplanning dated 22.12.16 (J02766).

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

- 4 Prior to use of the installation, the noise mitigation details as specified in report J02766, dated 22nd December 2016 shall be implemented and thereafter permanently retained. The measures shall ensure that the external noise level emitted from the plant will 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed plans include the replacement of ground floor windows on the rear elevation with extract louvres measuring 2.3m wide by 1.5m high and the replacement of an opening above the ground floor entrance on the front elevation with louvres measuring 1.5m wide x 300mm high, to service additional plant at the site.

It is acknowledged that the installation of new louvres to the front and rear elevations will have some impact on the appearance of the host building; however, they are considered acceptable in this instance. The front louvres would be located below a large louvred panel within the arch with the new louvre being painted white, to match, and set well back within the recess of the doorway. The rear louvres would replace windows and go below an existing louvre. It is not unusual to see louvred panels on the ground floor of commercial buildings and given this is down a back alley and near other similar louvred features, it is considered to be

acceptable on balance.

The Council's Noise Officer assessed the acoustic report and found the proposed ventilation system to be acceptable subject to condition. An external noise survey has been undertaken to establish the prevailing ambient and background noise levels. A condition is added requiring the external noise levels emitted from the plant equipment to be lower than the lowest existing background level by at least 10dBA as assessed. Measures of noise insulation as per the submitted documents will be required to be installed prior to the use of the development. This will ensure the amenity of surrounding occupiers are not adversely affected by noise from the equipment.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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 DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies; and policies A4, D1 and D2 of the Camden Local Plan Submission Draft 2016. This is in addition to the London Plan 2016 and the NPPF.

- 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.
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this

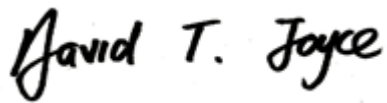
stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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