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SW19 4EQ

Application Ref: **2017/0883/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

20 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**86-90 Tavistock Place  
London  
WC1H 9RT**

Proposal:

Variation of condition 2 (approved plans) of planning permission ref 2016/3811/P (dated 05/09/2016) for the installation of 5 storey external lift shaft to the rear, replacement external plant enclosure containing 5 condensers, an air handling unit and associated ducting linked to the main building at upper floor level and timber acoustic screening to provide replacement aluminium framed double glazed windows on the rear elevation at lower ground floor level.

Drawing Nos: 901 P1, 902 P1, 903 P3 , 904 P2, 905 P2, 906 P1, 910, 911, & 912, Noise Assessment JW1218/16182, Mitsubishi P250, 350 & 400 Specification,

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 05/09/2016 which is the date of the original planning permission reference 2016/3811/P.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no. 2 of planning permission 2016/3811/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans: 901 P1, 902 P1, 903 P3 , 904 P2, 905 P2, 906 P1, 910, 911, & 912, Noise Assessment JW1218/16182, Mitsubishi P250, 350 & 400 Specification.

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

- 3 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 and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 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 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 and policy A4 of the Camden Local Plan Submission Draft 2016.

- 5 Prior to the first use of the development, the plant or equipment hereby approved shall be mounted with proprietary anti-vibration isolators and fan motors, which shall be vibration isolated from the casing and adequately silenced 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 and policy A4 of the Camden Local Plan Submission Draft 2016.

Informative(s):

1 Reason for granting planning consent:

The proposal includes the installation of replacement aluminium framed double glazed windows on the rear elevation at lower ground floor level. This part of the rear elevation is not visible from public vantage points. The proposed windows would match the design of the existing windows on this part of the building. The amended design would respect the character, setting, context and form of the building and neighbouring buildings and would preserve the character of the conservation area.

The replacement windows would not result in any harmful impact on the amenity of neighbouring properties.

The other aspects of the development including the 5 storey external lift shaft to the rear, replacement external plant enclosure containing 5 condensers, an air handling unit and associated ducting linked to the main building at upper floor level and timber acoustic screening would remain the same as the previously assessed and approved scheme (ref 2016/3811/P).

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received and the planning history of the site has been taken into account when coming to this decision.

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 London Borough of Camden Local Plan Submission Draft. 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 Noise and Licensing

Enforcement Team, 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.

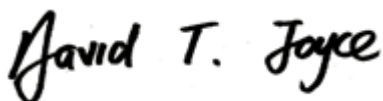
- 4 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments 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.
- 5 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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