

Tino Kavhuru  
Rund Partnership Limited  
14 Buckingham Street  
London  
WC2N 6DF

Application Ref: **2017/1473/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

4 May 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Carr-Saunders Hall**  
**18-24 Fitzroy Street**  
**London**  
**W1T 4BN**

Proposal:  
Replacement of an existing Air Handling Unit on the roof of Carr Saunders Hall.

Drawing Nos: 23207 (Location Plan), 23207 (Site Plan), 23017/002, 2479-M-002 P1, 2479-M-002 P2, AHU Schedule (MKP Consultants), Design & Access Statement (Rund Partnership), Plant Noise Assessment ref 3191\_001r\_0-1\_kb (Anderson Acoustics).

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 The development hereby permitted shall be carried out in accordance with the following approved plans:- 23207 (Location Plan), 23207 (Site Plan), 23017/002, 2479-M-002 P1, 2479-M-002 P2, AHU Schedule (MKP Consultants), Design & Access Statement (Rund Partnership), Plant Noise Assessment ref 3191\_001r\_0-1\_kb (Anderson Acoustics).

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

- 3 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 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.

- 4 Prior to use, machinery/plant system and associated 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 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 development proposes the installation of a replacement air handling unit on the roof of Carr Saunders Hall which is a student housing block located at the junction of Fitzroy Street and Maple Street, Fitzrovia. The site is not located in a conservation area. The air handling unit would measure 3.6 m length, 2.2 m width and 1.2 m height.

The proposed plant would be lower than the existing stair overrun and would not be visible from street level. The plant would have a design and scale which would harmonise well with the functional character of the existing roof and would not impact on the character of the area.

A noise survey has been submitted which is acceptable. The development would not result in harm to the amenity of neighbouring properties. Conditions will ensure

the unit is mounted on anti vibration stands and the noise levels emitted from the equipment would be no higher than the existing background levels to safeguard the amenity of the area.

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, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP16, DP20, DP24, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies and policies A1, A4, D1, and T4 of the London Borough of Camden Local Plan Submission Draft. The proposed development also accords with the London Plan and the National Planning Policy Framework.

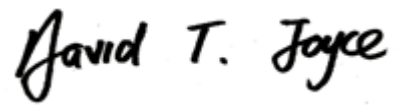
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 The emerging 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 style with a large, prominent 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning