

Miss Laurie Clarke  
Lambert Smith Hampton  
Pyramus House  
Roman Way  
Grange Park  
Northampton  
NN4 5EA

Application Ref: **2017/2143/P**  
Please ask for: **Raymond Yeung**  
Telephone: 020 7974 **4546**

28 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**BT Tower  
Cleveland Mews  
LONDON  
W1T 4BG**

Proposal:

The erection of 8 condenser air-conditioning units above the 5th floor flat roof.

Drawing Nos: TUV-XX-05-PL-M55-001, 001 RevA, 004, 006. BT tower environmental noise report by dated: 28/5/2017 ref:2089/01.

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 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:

TUV-XX-05-PL-M55-001, 001 RevA, 004, 006. BT tower environmental noise report by dated: 28/5/2017 ref:2089/01.

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

- 4 The external noise level emitted from plant equipment at the development hereby approved along with specified noise mitigation shall be lower than the lowest existing background noise level by 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.

- 5 Prior to use, plant equipment 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.

- 6 Prior to first use, the air-conditioning plant shall be provided with an acoustic screen in accordance with the Noise Report prepared by Waterloo Acoustics dated 28/5/2017 hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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 is for the addition of 8 New Denco vertical blow hybrid combined condenser drycooler Air Conditioning units to the flat roof with associated pipework. The proposed alterations are considered an acceptable addition to the unlisted building and would not harm the setting of the Grade II listed BT tower. The proposed units would be approx. 400mm above the flat roof above the host property, and it would be amongst other dishes, utility, equipment and other paraphernalia.

Due to the set back from the perimeter and at fifth floor level, the equipment in question would not be visible from street level. It is considered that the proposal would have no visual impact in addition to the established equipment on the roof, and would not have any negative impact on the setting of the nearby Listed tower.

The proposed unit is a replacement in amongst established units set a considerable distance away from residential properties. The council's environmental health officer has assessed the submitted noise report and considers it to be acceptable subject to conditions attached to this decision. It is considered that there would not be a material increase in noise impact to residential occupiers and as such would comply with council's policies DP26 and DP28.

The application site's planning history and relevant decisions were taken into account when coming to this decision.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24 DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies; and policies D1, A1 and A4 of the Camden Local Plan Submission Draft 2016. 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 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.

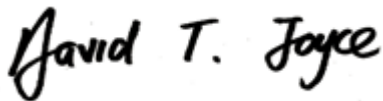
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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