

Mr Bruce Davison  
Recursion Design Ltd  
74 Kensington Park Road  
London  
W11 2PL

Application Ref: **2017/1545/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

4 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**2 Britannia Street**  
**London**  
**WC1X 9JE**

Proposal: Installation of an air conditioning unit on the side/rear roof terrace of the building.

Drawing Nos: RD-1007-PR-LOCATION, RD-1007-PR-PL000, RD-1007-EX-EL001, RD-1007-EX-EL003D, RD-1007-EX-PL006, RD-1007-SK20170526-001, Noise Assessment ref: RP.161129.0 rev 1 dated 20/05/2017

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: RD-1007-PR-LOCATION, RD-1007-PR-PL000, RD-1007-EX-EL001, RD-1007-EX-EL003D, RD-1007-EX-PL006, RD-1007-SK20170526-001, Noise Assessment ref: RP.161129.0 rev 1 dated 20/05/2017

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 together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with policies A1 and A4 of the London Borough of Camden Local Plan.

- 4 Prior to first use the proposed plant shall be mounted with proprietary anti-vibration isolators and any 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 policies A1 and A4 of the London Borough of Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission

The development proposes the installation of an air conditioning unit on the roof of the three-storey building at 2 Britannia Street. The site is located in the Kings Cross Conservation area.

The proposed plant would be located on the side/rear roof terrace sited against the side flank elevation of the mansard roof and set in behind both the mansard and parapet. The proposed plant would therefore 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 affect the character of the area.

A noise survey has been submitted which is acceptable. The development would not result in a material amenity impact on neighbouring properties.

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 A1, A4, D1 and D2 of the London Borough of Camden Local Plan. The proposed development also accords with the London Plan and the National Planning Policy Framework.

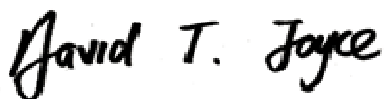
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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