

Fresson and Tee
Fresson and Tee Ltd
1 Sandwich Street
London
WC1H 9PF

Application Ref: **2017/0662/P**
Please ask for: **Emily Whittredge**
Telephone: 020 7974 **2362**

25 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29 Museum Street
London
WC1A 1LH

Proposal: Installation of 3 No. external heat pump units to flat roof at top of building.

Drawing Nos: 23544P01C, 23544P02B, 23544P03A, 23544-P04D, 23544P005D, 23544P06B, 23544P07A, 23544-E00, 23544-E01, 23544-E02, 23544-E03, 23544-E04, 23544-E05, 23544-E06, 23820/PNA Rev 1 Acoustic Report, Design and Access Statement

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 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policies G1, CC1, D1 and A1 of the London Borough of Camden Local Plan 2017.

- 3 Before the use commences, plant equipment and ducting shall be provided with mounted with proprietary anti-vibration isolators, and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises in accordance with the requirements of policy G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

- 4 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans: 23544P01C, 23544P02B, 23544P03A, 23544-P04D, 23544P005D, 23544P06B, 23544P07A, 23544-E00, 23544-E01, 23544-E02, 23544-E03, 23544-E04, 23544-E05, 23544-E06.

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

Informative(s):

1 Reasons for granting permission

The application seeks to install three heat pump units to the flat roof of an existing four storey Grade II listed building in use as offices. The site lies within the Bloomsbury Conservation Area.

The building is within a terrace and features parapets to the front and rear that would help to conceal public views of the units. The three heat pump units would be mounted to the flat roof adjacent the party wall with No. 28 Museum Street near the centre, which would mitigate their visibility in wider views. The units would be 0.2m higher than the front parapet and 0.7m higher than the rear parapet but would largely be hidden from view apart from views at roof level from adjacent buildings. As such, the proposed units would not have a significant adverse effect on the character or appearance of the conservation area.

The applicant has submitted an acoustic report that demonstrates that the units would not generate a level of noise detrimental to the amenity of adjacent occupiers. Two conditions will be added to the decision to ensure that noise levels do not exceed the maximum levels stated, and that anti-vibration measures and maintenance are employed.

Two comments on the proposal were received from Nos. 30 Museum Street and 46 Great Russell Street, querying the proposed location and noise levels of the pumps. The location has moved further from the rear elevation since the original submission, but would not materially affect the noise received by adjacent properties, which is considered to be acceptable.

The proposal would not cause harm to the character or appearance of the Bloomsbury Conservation Area, the host building, or to the residential amenity of adjoining occupiers, in accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017.

Special attention has been paid to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 same Act.

The proposed development is in general accordance with the London Borough of Camden Local 2017, with particular regard to policies G1, A1, A4, D1 and D2. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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,

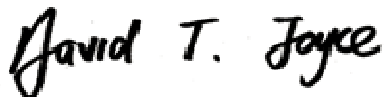
Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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