

Michael Anastassiades  
122 Lower Marsh  
London  
SE1 7AE

Application Ref: **2017/2545/P**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

2 August 2017

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:  
**50 Rochester Place**  
**LONDON**  
**NW1 9JX**

Proposal:

Installation of an air conditioning unit with a timber enclosure on the roof, behind the front parapet.

Drawing Nos: Acoustic Report (06/12/2016); Design and Access Statement; PUAZ-ZRP-Power-Inverter Outdoor Specifications; Site Location Plan; E3 - Section AA; E2 - Front and Rear Elevations; P 3 - Roof and Ground Floor Plan (06/07/2017); P 4 - Section AA (06/07/2017); T1 - Roof and Ground Floor Plan.

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 policies D1 & D2 of the Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Acoustic Report (06/12/2016); Design and Access Statement; PUHZ-ZRP-Power-Inveter Outdoor Specifications; Site Location Plan; E3 - Section AA; E2 - Front and Rear Elevations; P 3 - Roof and Ground Floor Plan (06/07/2017); P 4 - Section AA (06/07/2017); T1 - Roof and Ground Floor Plan.

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

- 4 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 and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan.

#### Informative(s):

- 1 Reasons for granting permission.

The proposal is for the installation of an air conditioning unit (AC) at roof level of a single storey commercial unit, sitting behind the front parapet. The unit is to serve and provide cooling of the work unit at ground floor level. Due to its location, it wouldn't be seen from street level. However, from the 1st floor level and above of the residential block opposite, the unit would be visible.

As a result, an amendment was requested to have an enclosure added to shield the presence of the AC unit. By doing so, the fixture would be less conspicuous and the whole ensemble would not be detrimental to the character and appearance of the host building, the Rochester and Jeffrey's Street Conservation Areas, and the surrounding area.

The site's planning and appeal history has been taken into account when coming to this decision. A comment was received, following the statutory consultations,

from the Rochester Conservation Advisory Committee concerning the use of blinds and natural ventilation instead of the AC unit. The Noise Report was assessed by the Environmental Officer and was found to be satisfactory. As such, the impact of the AC unit on the environment would be negligible. Also, the roof of the commercial unit is made of glass. This tends to increase the heat level inside. Natural ventilation and the addition of blind would not be that practical in this instant. The proposal is therefore considered to be acceptable in terms of its design, material to be used and location, would preserve the character and appearance of the building, the conservation areas and the front streetscape.

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

As such, the proposed development is in general accordance with policies A1, D2 and D4 of the Camden Local Plan 2017. The proposed development also accords with policies of 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.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning