

John Osborn
Rolfe Judd Planning Ltd
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

Application Ref: **2017/2241/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

6 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 Birkenhead Street
London
WC1H 8BA**

Proposal:

Installation of 5x air-conditioning units at roof level within acoustic enclosure following removal of existing plant room, extension of slate mansard roof to front elevation including increase in height of parapet walls to both sides, in association with the change of use from hotel (Class C1) to offices (Class B1).

Drawing Nos: 22581-00; 22581-AE01; 22581-AE02; 22581-AE03; 22581-AE04; 22581-AE05; 22581-AE06; 22581-AE07; 22581-AE08; 22581-AE09; 22581-AP01 rev A; 22581-AP02 rev B; 22581-AP03 rev A; 22581-AP04 rev A; 22581-AP05 rev A; 22581-AP06 rev A; 22581-AP07 rev A; 22581-AP08 rev A; 22581-AP09 rev B; 22581-AP10 rev B; 22581-AP11A; 22581-AP12 Ceiling Section 2 Ground floor; 22581-AP12 Ceiling Section 1 Ground floor; Acoustic Report 23852/PNA1 Rev 1.

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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

22581-00; 22581-AE01; 22581-AE02; 22581-AE03; 22581-AE04; 22581-AE05; 22581-AE06; 22581-AE07; 22581-AE08; 22581-AE09; 22581-AP01 rev A; 22581-AP02 rev B; 22581-AP03 rev A; 22581-AP04 rev A; 22581-AP05 rev A; 22581-AP06 rev A; 22581-AP07 rev A; 22581-AP08 rev A; 22581-AP09 rev B; 22581-AP10 rev B; 22581-AP11A; 22581-AP12 Ceiling Section 2 Gound floor; 22581-AP12 Ceiling Section 1 Ground floor; Acoustic Report 23852/PNA1 Rev 1.

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

- 4 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment including specified acoustic mitigation 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 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 policies G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, plant or equipment and 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 G1, A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The change of use from hotel (Class C1) to offices (Class B1) has been assessed and determined to be acceptable under planning application ref no 2015/6470/P.

The proposed extension of the mansard, to the front elevation would conceal the plant enclosure proposed on the roof of the application site. As a result of this proposal, the side parapet walls between the application site and the neighbouring properties at No. 2 Platt's Lane would be extended with materials to match existing. The appearance of the proposed slate would be secured by means of condition.

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

The proposed air-conditioning plant has been assessed in terms of noise and vibration supported by the Acoustic Report prepared by the applicant. Considering the assessment is dated 27th of March 2017, which is before the adoption of the new local plan, the proposed plant room is considered acceptable in relation to the old threshold of the noise criteria. From the submitted noise data it is emphasised that the criteria can only be met by way of inclusion of an acoustic screen and additional noise limitations which would be secured by means of condition.

No objections have been received prior to making this decision. The planning history of the site and surrounding area were 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 Camden Local Plan 2017. The proposed development also accords with London Plan 2016 and 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).

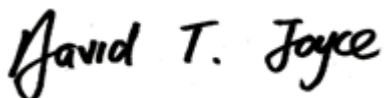
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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