

Mr Sava Mihajlov
CBRE
St. Martin's Court
10 Paternoster Row
London
EC4M 7HP

Application Ref: **2017/3932/P**
Please ask for: **Sofie Fieldsend**
Telephone: 020 7974

7 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2nd Floor
41 Shelton Street
London
WC2H 9HG

Proposal: Installation of 2x additional condensing units and repositioning of 1x condensing unit.

Drawing Nos: APL.001, APL.011 (Existing), APL.011 (Proposed), APL.012, APL.022 Rev.A and Noise report (Ref. 24547/PNA1-Rev 2).

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: APL.001, APL.011 (Existing), APL.011 (Proposed), APL.012, APL.022 Rev.A and Noise report (Ref. 24547/PNA1-Rev 2).

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

- 4 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 10dBA, by 15dBA 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 the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 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: 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 2017.

Informative(s):

- 1 Reasons for granting permission.

The development proposes the installation of 2x air conditioning units and the repositioning of 1x existing unit on the roof to service the 2nd office at 41 Shelton Street. The site is located in the Seven Dials Conservation area.

The units would be mounted on the wall above the third floor of adjacent property at No.43 and it would front the pitched roof at No.41, between the existing air conditioning units. The proposed plant equipment would not be visually prominent from within the streetscene. The plant equipment would be marginally smaller than the existing 7x units. Overall, given the nature of the development and that it would be surrounded by existing plant, it is considered that the proposal would preserve the character and appearance of the wider conservation area.

A noise survey has been submitted and the Council's Environmental Health Team have found it to be acceptable, subject to noise compliance and noise/vibration reduction being secured by planning condition. The development would not result in a material impact on the living conditions of 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.

A comment was received, following the statutory consultations, from the Covent Garden Community Association concerning suggested conditions for the application. These conditions have been considered and officers consider that the ones attached to the decision notice are adequate to mitigate the development. 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 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.

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