

Mrs Leonie Oliva
Deloitte Real Estate
Athene Place
66 Shoe Lane
Lond
EC4A 3BQ

Application Ref: **2017/3984/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

4 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Central House
14 Upper Woburn Place
London
WC1H 0NN

Proposal:
Installation of ventilation plant with associated replacement of 2 x windows with louvres
Drawing Nos: Plant Noise Impact Assessment Ref: SDV/EC15431-007_Rev.1, 3437-L-100_Rev.T1, 3437-L-105_Rev.T1, 3437-L-120_Rev.T1, 3437-L-240_Rev.T1, & 3437-L-250_Rev.T1

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 Plant Noise Impact Assessment Ref: SDV/EC15431-007_Rev.1, 3437-L-100_Rev.T1, 3437-L-105_Rev.T1, 3437-L-120_Rev.T1, 3437-L-240_Rev.T1, & 3437-L-250_Rev.T1.

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 10dB(A) below the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises are not adversely affected by noise from plant/mechanical installations in accordance with the requirements of policies A1, and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, plant equipment and associated 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1, and A4 of the London Borough of Camden Local Plan 2017.

- 6 The plant and equipment hereby approved shall be removed from the building as soon as reasonably practicable when it is no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

It is proposed to replace 2no. existing windows at second floor level with louvered panels fitting within the existing fenestrations, behind which the internal installation of ventilation plant is proposed. The louvres would face on to an internal courtyard and would not be immediately visible within surrounding public views.

The external alteration, whilst not typically traditional of the character of the property, is considered not to result in undue harm to the character and appearance of the building, being visible within the enclosed courtyard. The ventilation units themselves would be internal and screened behind the louvered panels, and would not therefore be publically visible. Given the overall siting, scale and design of the alteration, with the only external change to 2no. existing fenestrations (maintaining their existing size), the proposed alteration would not result in undue harm to the character, appearance or historic interest of the host building (which is a positive contributor within the Bloomsbury Conservation Area), or the surrounding conservation area and streetscene.

The proposed alteration would not impact adversely on the amenities of surrounding occupiers, with the alteration being largely internal, and an appropriate noise impact assessment being submitted. Any relevant noise condition(s) shall be attached to this subsequent approval.

The Council's Environmental Health Noise Officer has made no objection to the proposed scheme based on the noise impact assessment submitted with the application. They did however advise the inclusion of a condition to limit the noise emission to an appropriate level.

No comments have been received following the public consultation on this scheme. The planning history of the application site was considered prior to this determination.

Given the above assessment, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

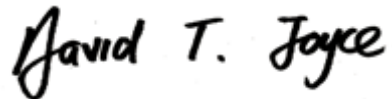
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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