

Mr Daniel Warents  
24 Old Buildings,  
London,  
WC2A 3UP

Application Ref: **2017/2690/P**  
Please ask for: **Charles Thuaire**  
Telephone: 020 7974 **5867**

13 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**24 Old Buildings  
London WC2A 3UP**

Proposal:

Installation of external condenser unit and associated pipe work on eastern courtyard elevation.

Drawing Nos: location plan, Design and Access Statement, Air-conditioning Company plans and photos, 1352DW-PRE: SH1, 2, 3, 4; Planning Compliance report ref 16130.PCR.01 by KP Acoustics dated 5.7.17; Fujitsu air-con unit specifications.

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 The development hereby permitted shall be carried out in accordance with the following approved plans - location plan, Design and Access Statement, Air-conditioning Company plans and photos, 1352DW-PRE: SH1, 2, 3, 4; Planning Compliance report ref 16130.PCR.01 by KP Acoustics dated 5.7.17; Fujitsu air-con unit specifications.

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

- 3 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 A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Before the operation of the unit commences, the condenser unit shall be provided with acoustic isolation in accordance with the recommendations of the acoustic report hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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

#### Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The additional external condenser unit would be similar to the existing unit below it and is modest and discreet in size and location. It is in an enclosed semi-private yard which has no historic or architectural character of special interest and which is not visible in the public realm. It is considered that the unit will have no harmful impact on the character and appearance of the listed building or conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area and of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The acoustic report shows that the unit will comply with the Council's noise level standards, provided it is surrounded by an acoustic enclosure to protect the amenities of adjoining office premises. A condition will be imposed to ensure that it is installed in accordance with the report's recommendations. The proposal will not harm the amenity of any residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

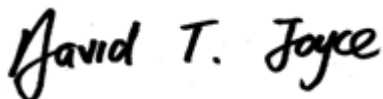
As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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