

ANTHONY INGRAM  
A&Q Partnership  
The Lux Building  
2-4 Hoxton Square  
London  
N1 6NU

Application Ref: **2017/4365/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

17 November 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**184-192 Drummond Street**  
**London**  
**NW1 3HP**

Proposal:  
Installation of 2 x AC units and 2 x split system condensing units at roof level; and installation of 2 x louvres to rear elevation windows at 1st and 3rd floor level to match existing.

Drawing Nos: 17078 PL 001, 17078 PL 003, 17078 PL 004 rev A, 17078 PL 005 rev B, 17078 PL 006 rev B, and Environmental Noise Survey and Plant Noise Assessment Report ref: 24651/PNA1 dated 8 September 2017.

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: 17078 PL 001, 17078 PL 003, 17078 PL 004 rev A, 17078 PL 005 rev B, 17078 PL 006 rev B, and Environmental Noise Survey and Plant Noise Assessment Report ref: 24651/PNA1 dated 8 September 2017.

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 10dB(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 15dB(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 2017.

- 4 Before the use commences, the air-conditioning plant shall be provided with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced. 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 policy G1, A1, A4, D1, and CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals are considered minor alterations which would not cause harm to the character and appearance of the host building which is locally listed. The proposed rooftop plant would be located within an area of existing plant, and although two AC units would be visible from longer views, they would be a similar size and appearance to the existing units in this location, and are not considered to materially impact the appearance of the building.

The proposals also include new louvered windows to part of the rear windows at first and third floor level. These would be relatively small in size and discreet in appearance and would match existing louvre windows on these floors. Their installation is not considered to cause harm to the character and appearance of the building.

A noise impact assessment (NIA) has been submitted in support of the application to assess the potential impact of the proposals on the nearest residential properties to the west of the site on Stanhope Street. The NIA demonstrates that the units would comply with Camden's noise standards for 24 hour use without the requirement for additional acoustic attenuation measures.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of outlook, daylight or privacy.

One objection was received and duly taken into account prior to making this decision. The planning history of the site has been taken into account when coming to this decision. The subject property is not within a Conservation Area nor is the building listed or within the setting of a Listed Building.

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

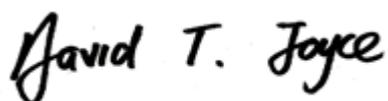
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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