

Ms Mary Lander
Offices and Premises at 2nd Floor W
3-5 Bleeding Heart Yard
LONDON
EC1N 8SJ

Application Ref: **2017/2635/P**
Please ask for: **Nora-Andreea
Constantinescu**
Telephone: 020 7974 **5758**

30 November 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Offices and Premises at 2nd Floor West
3-5 Bleeding Heart Yard
London
EC1N 8SJ**

Proposal: Installation of two AC units to rear elevation of office building (Class B1a).

Drawing Nos: Site location plan; Design and access statement; Existing plan view of side compound and side elevation existing layout; Proposed plan view of side compound and side elevation proposed layout; Landlord Licence for alterations dated 24 April 2017; Satellite View; Noise Impact Assessment dated 31 August 2017; Noise Criteria Curves pg 9 and 13; Manufacturer specifications and product details.

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 policies D1 (Design) and D2 (Heritage) 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:

Site location plan; Design and access statement; Existing plan view of side compound and side elevation existing layout; Proposed plan view of side compound and side elevation proposed layout; Landlord Licence for alterations dated 24 April 2017; Satellite View; Noise Impact Assessment dated 31 August 2017; Noise Criteria Curves pg 9 and 13; Manufacturer specifications and product details.

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

- 4 The external noise level emitted from plant, machinery or equipment and specified noise mitigation measures 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 ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in line with the requirements of policy A1 (Managing the impact of development) and A4 (Noise and vibration) of London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed two AC units/plant would provide cooling and heating air systems for the offices at 2nd floor. They would be located to the rear of the building and sit behind the wall facing Ely Place. Due to their sitting, dimensions and projection the proposed AC units would not be visible from the streetscene, being located at the same level as the existing ones.

As such, it is considered that the proposed plant would preserve the character and appearance of the building, street scene and wider conservation area. 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 2013.

The proposed plant due to its location, scale and projection is not considered to cause significant harm to the neighbouring amenities in terms of overlooking, loss of privacy or outlook.

A Noise Impact Assessment was submitted by the applicant which confirms that the noise levels from the proposed plant and mitigation would comply with the council's criteria, being lower than the existing background noise by at least 10dBA and by 15dBA where the source is tonal. This has been assessed and deemed acceptable by Environmental Health Officers.

No objections were received prior 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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies D1 (Design), D2 (Heritage), A1 (Managing the impact of development) and A4 (Noise and vibration) of London Borough of Camden Local Plan 2017.

- 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

Executive Director Supporting Communities

David T. Joyce

David Joyce
Director of Regeneration and Planning