

Mr Mark Davies
David Morley Architects
18 Chapel House
Hatton Place
London
EC1N 8RU

Application Ref: **2017/5166/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

19 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
114-118 Southampton Row
LONDON
WC1B 5AA

Proposal: Installation of condenser unit and associated acoustic enclosure on terrace at fourth floor level.

Drawing Nos: 0-001; 0-011 (Rev A); 1-006 (Rev J); 1-011 (Rev J); Synergy House - Plant Noise Assessment (prepared by Anderson Acoustics; dated 13 September 2017)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: 0-001; 0-011 (Rev A); 1-006 (Rev J); 1-011 (Rev J); Synergy House - Plant Noise Assessment (prepared by Anderson Acoustics; dated 13 September 2017).

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

- 3 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 ensure that the amenity of occupiers of surrounding premises is not adversely affected by noise from mechanical equipment in accordance with policies A1 and A4 of the Camden Local Plan 2017.

- 4 Prior to the commencement of the use of the plant equipment hereby approved, the equipment shall be fitted with the acoustic mitigation measures in accordance with the recommendations of the Plant Noise Assessment by Anderson Acoustic (dated 13 Sept 2017) 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 in accordance with the requirements of policy G1, A1, A4, CC1 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

The condenser unit would be located to the rear of the building on the fourth floor level terrace and would be housed within an acoustic enclosure. By virtue of its small scale and discreet appearance, the unit would not have a harmful visual impact on the rear elevation of the building. The alteration would not be visible from the public realm and is not considered to harm the private views from the rear windows of properties on Queen's Square thereby preserving the character and appearance of the Bloomsbury Conservation Area.

The unit would be located a sufficient distance away from the windows of neighbouring residential properties. The Council's Environmental Health Officer has made no objection to the proposal based on the noise impact assessment submitted alongside the application, subject to appropriate condition which would ensure that the plant equipment is fitted within the necessary acoustic enclosure and to ensure that the Council's noise standards are met.

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

The planning history of the site has been taken into account when coming to this decision. 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 (ERR) 2013.

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.

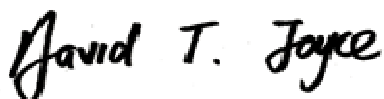
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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



David Joyce
Director of Regeneration and Planning