

Mr Robert Chisnall
32 Great James Street
London
WC1N 3HB

Application Ref: **2017/6081/P**
Please ask for: **Thomas Sild**
Telephone: 020 7974 **3686**

28 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Rapier House
40-46 Lamb's Conduit Street
LONDON
WC1N 3LJ

Proposal:

Installation of 3 x air conditioning units and erection of associated acoustic screen at fourth floor roof level

Drawing Nos: Acoustic Report NA 19814 R2 (Nendle Acoustics Company Ltd), 3170-Roof-001, 3170-Roof-002, 3170-Roof-003, 3170-Roof-004, GA 19814-010 Rev B

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 and documents: Acoustic Report NA 19814 R2 (Nendle Acoustics Company Ltd), 3170-Roof-001, 3170-Roof-002, 3170-Roof-003, 3170-Roof-004, GA 19814-010 Rev B

Reason:

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

- 4 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 the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with policies A1 and A4 of the Camden Local Plan 2017

- 5 Prior to use, plant or equipment and 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 policies A1 and A4 of the Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposed air conditioning units are set within an aluminium louvered plant enclosure on the fourth floor flat roof of Rapier House. The enclosure will have very limited visibility from street level due to its significant set back from the roof edges and the third floor structural form of Rapier House itself. Its visual impact on the roofscape will be further mitigated by the existing plant rooms in place on this level. The building contains metal framed windows and railings, as such the proposed material is considered to be appropriate in this context and louvered plant enclosures are a common feature of roof tops on surrounding buildings.

Overall by reason of its siting, design and context the proposed plant enclosure is not considered detrimental to the character of the host building or the surrounding conservation area.

The application is accompanied by an acoustic report that has been assessed by the Council's Environmental Health Officer and demonstrates the proposed units will comply with Camden's noise standards. As a safeguard, two conditions will be attached upon approval in respect to the equipment's operation and its installation.

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

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the London Borough of 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 T. Joyce

David Joyce
Director of Regeneration and Planning