

Ms Cathy Stewart
Cathy Stewart Associates
Rosecroft Studios
5 Rosecroft Gardens
Twickenham
TW2 7PT

Application Ref: **2017/6658/P**

Please ask for: **Nora-Andreea**

Constantinescu

Telephone: 020 7974 **5758**

13 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**48 Gray's Inn Road
London
WC1X 8LT**

Proposal:

Replacement of plant at 3rd floor to the rear, to include extract grilles at 4th floor, to office building (Class B1).

Drawing Nos: GIR/1.3/02; 5-000 A Existing Elevations - AC units and duct positions; 5-000 A Proposed Elevations - AC units and duct positions; Supporting letter dated 30 November 2017; Plant Noise Impact Assessment dated 21 November 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 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 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plan:

GIR/1.3/02; 5-000 A Existing Elevations - AC units and duct positions; 5-000 A Proposed Elevations - AC units and duct positions; Supporting letter dated 30 November 2017; Plant Noise Impact Assessment dated 21 November 2017.

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

- 4 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 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 Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal includes a replacement of existing plant at the rear of the building at 3rd floor level and the installation of an air intake unit and extract grilles at the 4th floor level. The location of the plant is within a purpose built balcony which extends at the rear from the 1st floor to the top of the building and accommodates service equipment for the associated floors.

Due to the existing pattern of development and the building's design, the visibility of the plant would be restricted significantly and therefore it is not considered to harm the appearance of the host building, streetscene or wider area.

The proposed plant is accompanied by a Noise Impact Assessment, which was

considered by Environmental Health Officers and consider it in line with BS4142:2014 as it determined the level of impact from the proposed plant following background noise surveys at the site. The Noise assessment indicates that during daytime hours (08.00-17.30 hours), noise from the proposed plant at the nearest habitable window (flats located in Courtfield House) will meet the London Borough of Camden's requirements.

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), A1 (Managing the impact of development) and A4 (Noise and vibration) of London Borough of Camden Local Plan 2017.

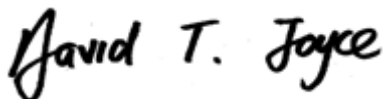
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning