

Mr Sean Emmett
Bedford Estates
29a Montague Street
London
WC1B 5BL

Application Ref: **2017/5623/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

14 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
55 Gower Street
London
WC1E 6HQ

Proposal: Installation of a/c units to rear basement lightwell

Drawing Nos: Site Location Plan BB137-2017-SP00; 2017-SEC01; 2017-D02 Rev A; 2017-PGA01; 2017-PGA02 Rev A; 2017-PGA03; 2017-PGA04; 2017-PGA05; 2017-PGA06; 2017-ELV01; 2017-DT01; 2017-DT02; 2017-DT03; 2017-DT04; 1160 01; 1160 03; 1160 04; 1160 05; 1160 06; 1160 07; 1160 08; 17/2474/E00 Rev T2; Design and Access Statement dated September 2017; Heritage Statement dated August 2017; Acoustic Report by Spectrum Acoustic Consultants dated 29/09/2017; Photo of Approved Air Unit

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: Site Location Plan BB137-2017-SP00; 2017-SEC01; 2017-D02 Rev A; 2017-PGA01; 2017-PGA02 Rev A; 2017-PGA03; 2017-PGA04; 2017-PGA05; 2017-PGA06; 2017-ELV01; 2017-DT01; 2017-DT02; 2017-DT03; 2017-DT04; 1160 01; 1160 03; 1160 04; 1160 05; 1160 06; 1160 07; 1160 08; 17/2474/E00 Rev T2; Design and Access Statement dated September 2017; Heritage Statement dated August 2017; Acoustic Report by Spectrum Acoustic Consultants dated 29/09/2017; Photo of Approved Air Unit.

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 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.

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposals involve the installation of a small condenser unit in the rear lightwell at basement level. It would not be visible from any public views and due to its location would not harm the setting of the listed building or the character and appearance of the conservation area. A new entry phone plate by the front door is also proposed which is also considered acceptable.

The application was accompanied by an acoustic report which indicates noise from the plant. Environmental Health Officers have reviewed the report and consider the proposal acceptable and recommends the standard noise condition be attached to comply with the Council's noise standards.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

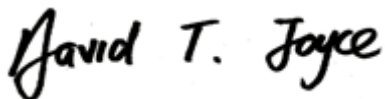
As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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