

Mr Darren Johnson-Rose  
UK Surveyors Ltd  
15-16 Grosvenor Court  
Lea Hall Enterprise Park  
Staffordshire  
WS15 1LH

Application Ref: **2016/1558/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

19 February 2018

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**106 Cromer Street**  
**London**  
**WC1H 8BZ**

Proposal: Retrospective installation of two external air condenser units and the proposed installation of acoustic enclosures, to the rear elevation of the building within a courtyard at ground floor level

Drawing Nos: 001-DT-009 dated 14.12.17, 001-11 LG, 001-DT-010 dated 14.12.2017, CRO-001-03, environ lite 1.1.25AC dated 16.02.17, Site Plan, Design and Access Statement from UK Survey LTD dated 21.03.2016 and Noise Impact Assessment from Dynamic Response dated January 2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Within 4 months from the date of this permission, the acoustic attenuation housing and mitigation measures hereby approved must be implemented in accordance with the approved details and the housing shall be painted to match the colour of the existing building.



Reason: To safeguard the appearance of the premises and the character of the immediate area and the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, D2, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 001-DT-009 dated 14.12.17, 001-11 LG, 001-DT-010 dated 14.12.2017, CRO-001-03, environ lite 1.1.25AC dated 16.02.17, Site Plan, Design and Access Statement from UK Survey LTD dated 21.03.2016 and Noise Impact Assessment from Dynamic Response dated January 2018.

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

- 3 Prior to use, plant or equipment and any 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, as stated in Appendix C of Acoustics Planning compliant with the Background Noise Survey & Plant Noise Impact Assessment commission by EEC dated October 2017.

Reason: To safeguard the amenities of the occupiers of the site and the surrounding premises are not adversely affected by vibration, in accordance with the requirements of policies G1, CC1, D1, A4 and A1 of the London Borough of Camden Local Plan 2017.

- 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 safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

Retrospective consent is sought for the installation of two AC units to the rear elevation at ground floor level. An Acoustic Report was requested and the submitted noise survey was considered non-compliant with Camden's noise guidance. Following officer's comment, an acoustic enclosure was requested and the proposed screening was reviewed by the Environmental Health Officer who raised no objection to the proposal on noise and vibration ground, subject to the enclosure being installed. A condition has been attached to require the housing to be installed within 4 months and an informative (below) states that formal

enforcement action will be carried out if the applicant fails to comply.

Given the existing high boundary wall along Whidbourne Street elevation, the appearance of the AC units and its acoustic enclosures would have a limited impact on the Bloomsbury Conservation Area and the public realm. A condition is attached to ensure that the new housing is painted in a colour to match the brickwork, to ensure it complements the host building. As such, the work is considered acceptable and compliant with D1 and D2 of the Local Plan 2017.

No objection was received and the site's planning history was taken into account.

Considerable importance and weight has been attached and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of the Listed Buildings and Conservation Areas 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, D2 and CC2 of the Camden Local Plan 2017 and policies in the London Plan March 2016, and relevant paragraphs of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (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.
- 4 **ENFORCEMENT ACTION TO BE TAKEN**

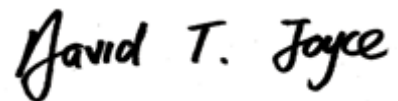
Please note that should the proposed development hereby approved not be implemented within the specified period of 4 months from the date of this decision, the Director of Culture and Environment will instruct the Borough Solicitor to recommence enforcement proceedings in respect to the existing breach of planning control.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce  
Director of Regeneration and Planning