

Mark Dodds
Lambert Smith Hampton
UK House
180 Oxford Street
Westminster
London W1D 1NN

Application Ref: **2017/6140/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

19 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**7-8 Greenland Place
London
NW1 0AP**

Proposal: Alterations to plant at roof level including 3 x replacement VRF units, 2 x condensers and air handling unit and ducting.

Drawing Nos: 5153010-ATK-00-XX-DR-A-2100 P2; 5153010-ATK-00-XX-DR-A-2105 P1; 5153010-ATK-00-XX-DR-A-2106 P1; 5153010-ATK-00-XX-DR-A-2101 P2; P105 F; 5153010-ATK-00-RF-DR-M-4006 P1; Noise Impact Assessment prepared by Atkins dated 3 January 2018

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 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:

5153010-ATK-00-XX-DR-A-2100 P2; 5153010-ATK-00-XX-DR-A-2105 P1; 5153010-ATK-00-XX-DR-A-2106 P1; 5153010-ATK-00-XX-DR-A-2101 P2; P105 F; 5153010-ATK-00-RF-DR-M-4006 P1; Noise Impact Assessment prepared by Atkins dated 3 January 2018

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 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.

- 5 Prior to the commencement of the use of the plant, automatic time clocks shall be fitted to the equipment/machinery hereby approved, to ensure that the plant/equipment does not operate overnight between 20:00 hrs and 09:30 hrs nor after 13:00hrs on Sundays.

The timer equipment shall thereafter be retained and maintained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1, TC4 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Before the use commences, the plant shall be provided with sound attenuation in accordance with the noise report hereby approved (Atkins dated 3/1/18) and the equipment shall be mounted with anti-vibration isolators and fan motors shall be vibration isolated from the casing and maintained as such.

All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4 and D1 of the

Informative(s):

1 Reason for granting permission

This application relates to a concurrent application (2017/6134/P) for a change of use to a flexible use for the rear part of the ground floor, 1st floor and 4th floors as either offices (Class B1) or as a Child Protection House (Class Sui Generis).

The proposed plant includes 3 x replacement VRF units, 2 x condensers and a new air handling unit and ducting. The replacement plant would be the same dimensions as the existing plant and would be located within an existing acoustic enclosure. The condenser units would not be visible as they would be behind existing ducting. The air handling unit would be at roof level alongside existing plant. It would be set back from the existing rear elevation and would be lower in height than the existing plant. The proposed supply and extract duct would be sited adjacent to the existing extract duct and would have the same finish. Given this the proposed plant would have minimal impact on the appearance of the host property and would preserve the character and appearance of the conservation area.

The noise report recommends an acoustic enclosure to mitigate the noise from the 3 VRF units. As they are to be located within an existing acoustic enclosure there is existing mitigation. The noise report has been assessed by the environmental health officer and conditions would ensure the operation of the plant would comply with the Council's noise thresholds and would not harm neighbouring amenity. This would include a condition requiring time clocks to be fitted to the equipment.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received.

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.

As such, the proposed development is in general accordance with policies G1, D1, D2, A1, A4 and TC4 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 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

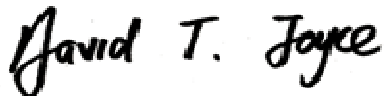
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning