

Application ref: 2017/6518/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 26 February 2018

Development Management
Regeneration and Planning
London Borough of Camden
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London
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Mr Julian Gardner
Gardner Refurbishment Ltd
Unit B1 Gaywood Farm
Hole Lane
TN8 6SL Kent

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
24-28 Bloomsbury Way
London
WC1A 2SL

Proposal:

Installation of 3 x air conditioning units at lower ground floor within the partially enclosed passage.

Drawing Nos: Site location plan, Site plan showing the proposed condensers, existing and proposed elevation drawing, existing elevation and section AA, Section B-B and proposed elevation, Proposed layout and lower-ground floor plan, Russell Chambers floor plan, Existing layout and floor plan and acoustic Report commission by Environmental Equipment Corporation.

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, Site plan showing the proposed condensers, existing and proposed elevation drawing, existing elevation and section AA, Section B-B and proposed elevation, Proposed layout and lower-ground floor plan, Russell Chambers floor plan, Existing layout and floor plan and acoustic Report commission by Environmental Equipment Corporation.

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

- 4 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.

- 5 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.

Planning consent is sought for the installation of 3 x air conditioning units within the partially enclosed passage. The air-condenser units are proposed to be sited at lower ground floor level on the south-west elevation of the building. This elevation is internal within the street block and is hidden from public view. Thus, the air-condenser units would be visible in oblique views from residential windows to the

rear of Russell Chambers, which overlooks the lightwell (at a distance of approximately 12m). Having regard to its enclosed location and lack of public views, the proposal is considered to have no detrimental impact on the appearance of the host building and no impact on the character and appearance of the Bloomsbury Conservation Area in accordance with D1 and D2 of the Local Plan 2017.

Air-condenser units are liable to cause noise, vibration and disturbance. This can be exacerbated in enclosed locations where acoustics become magnified and in particular, where plant and machinery ages and fixtures and mechanics deteriorate in condition. As such, the proposed air-conditioning plant has been assessed in terms of noise and vibration with the submission of the Acoustic report prepared by the applicant. The findings show the predicted noise levels are not expected to exceed the lowest background noise levels measured at the site and the projected noise levels would be below the recommended noise level by. Thus, the condenser units are not considered to have negative impact upon the amenity of the nearest residential occupiers.

The submitted acoustic report from Environmental Equipment Corporation Ltd dated 17th of October 2017, confirmed the three additional air condenser units are policy compliant in relation to the threshold of the noise criteria as set out in the Local Plan 2017. From the submitted noise data it is emphasised that additional noise limitations which would be secured by means of condition.

Four objections have been received from 19 Russell Chambers and have been addressed separately prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Planning (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, CC1, D1, D2 and G1 of Camden Local Plan 2017. The proposed development also accords with London Plan 2016 and National Planning Policy Framework 2012.

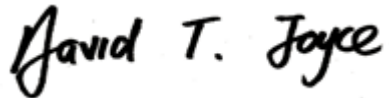
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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