

Application ref: 2017/6822/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Date: 4 May 2018

Development Management
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Chris Pike
AGB Building
Astwick Road
Stotfold
Hitchin
SG5 4BA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
47 Farringdon Road
London
EC1M 3JB

Proposal: Installation of 5x air conditioning units on the East wall of the ground roof and 3x new rooflights.

Drawing Nos: 003 rev.B, 103 rev.C, 504, site location plan and Noise impact assessment ref. 13378-NIA-01 Rev.B (dated 04/04/18).

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 policies 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:

003 rev.B, 103 rev.C, 504, site location plan and Noise impact assessment ref. 13378-NIA-01 Rev.B (dated 04/04/18).

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

- 4 The cumulative sound level from external building services and fixed plant shall be 10dB or more below the lowest background sound level (15dB if tonal components are present) at the nearest residential receptor at any time. The plant and equipment shall be installed and constructed to ensure compliance with the above requirements.

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 Policies G1, CC1, D1, A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal includes the installation of five air conditioning units mounted on the East wall of the ground roof of the building. The new units will each measure 1m wide, 1m high and have a depth of 0.3m. The proposed plant equipment would be used alongside four existing units for the dental practice below. Given their small scale and siting to the rear they will not be visible from the street. The installation of three new rooflights on the roof of the ground floor are acceptable in terms of their scale, siting and design. They appear as subordinate features and would not be visible from the public realm.

Overall, given the small scale nature of the development and the fact that it would not be subject to public views, it is considered that the proposal would preserve the character and appearance of the host property, streetscene and the wider conservation area.

A noise survey has been submitted in support of the application. The Council's Environmental Health officer has reviewed the information and considers it to be acceptable, subject to noise compliance being secured by planning condition. The development would not result in a material impact on the amenity of neighbouring properties in terms of noise.

The development due to its scale, siting and design is not considered to cause harm to the amenity of the neighbouring properties in terms of loss of light, privacy or overlooking.

No comments were received during the consultation period. The planning history of the site has been 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 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 G1, CC1, A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

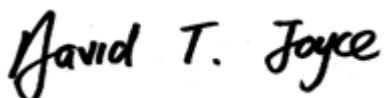
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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