

Application ref: 2017/5266/P  
Contact: Patrick Marfleet  
Tel: 020 7974 1222  
Date: 10 May 2018

**Development Management**  
Regeneration and Planning  
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Garnett Netherwood Architects Ltd  
46 The Calls  
Leeds  
LS2 7EY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**15 Alfred Place**  
**London**  
**WC1E 7EB**

Proposal:  
Installation of roof plant equipment including 11 x AC condenser units housed within acoustic screening.  
Drawing Nos: 5117-MMA-XX-ZZ-DR-M-01 P1, 1719 (P) 001, 5117-MMA-XX-ZZ-CS-04 T1,  
Plant Noise Impact Assessment R7098-1 Rev 0.

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 5117-MMA-XX-ZZ-DR-M-01 P1, 1719 (P) 001, 5117-MMA-XX-ZZ-CS-04 T1, Plant Noise Impact Assessment R7098-1 Rev 0.

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

- 4 The cumulative sound level from the plant hereby approved shall be 10dB(A) or more below the typical lowest background sound level at the nearest residential receptor at any time. The plant and equipment shall be installed and constructed to ensure compliance with the above requirements and mitigation measures shall comply with the Noise Impact Assessment reference: R7098-1 Rev 0.

Reason: To safeguard the amenities of 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 Reasons for granting permission.

The size, scale and location of the proposed condenser units, at main roof level, would ensure no harm is caused to the character and setting of the host and neighbouring buildings. Furthermore, the proposed equipment and acoustic enclosure would be set approximately 7 metres back from the Tottenham Court Road elevation of the building, ensuring the units would be screened from public views and thus preserving the character of the surrounding conservation area.

The proposed units would not harm the amenity of neighbouring occupiers in terms of loss of light, outlook or privacy. The submitted acoustic report has been reviewed by the Council's environmental health officer who is satisfied that the proposed plant equipment would not harm the amenity of any nearby buildings or the surrounding area generally. A condition requiring strict compliance with the approved Noise Impact Assessment has been added to the decision.

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

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

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

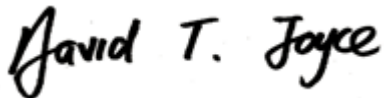
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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