

Application ref: 2018/1310/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 10 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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planning@camden.gov.uk
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Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
14-15 Southampton Place
London
WC1A 2AJ

Proposal:
Installation of 2 x AC units to the rear of no.15.
Drawing Nos: 648_030, 648_100, 648_101, 648_102, 648_103, 648_104, 648_107, 648_120, 648_121, 648_1202 rev A, 648_123 rev A, 648_124 rev A, 648_300 rev A, 648_309 rev A, 648_600, 648_601 rev A, 648_610 rev A, 648_612 rev A, 648_613 rev A, 648_615 rev A, 648_620 rev A, 648_S01, 3rd floor remedial structural work drawings x 2, site location plan, cover letter dated 14/03/2018, Environmental Noise Impact Report dated 12/03/2018, Heritage Assessment, Design & Access Statement dated March 2018 and Dry Rot Assessment ref: 20640/GC.

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 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: 648_030, 648_100, 648_101, 648_102, 648_103, 648_104, 648_107, 648_120, 648_121, 648_1202 rev A, 648_123 rev A, 648_124 rev A, 648_300 rev A, 648_309 rev A, 648_600, 648_601 rev A, 648_610 rev A, 648_612 rev A, 648_613 rev A, 648_615 rev A, 648_620 rev A, 648_S01, 3rd floor remedial structural work drawings x 2, site location plan, cover letter dated 14/03/2018, Environmental Noise Impact Report dated 12/03/2018, Heritage Assessment, Design & Access Statement dated March 2018 and Dry Rot Assessment ref: 20640/GC.

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

- 4 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB or more below the lowest background sound level assessed at 1m outside the windows of the nearest affected noise-sensitive property at any time. The proposed plant shall be installed and constructed to ensure compliance with the above requirements and the proposed plant noise emission limits identified in Table 5 of the noise report dated 12/03/2018.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 5 All new mechanical plant should be installed on suitable vibration isolators to minimise structure-borne noise and vibration transfer to adjoining properties.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise/vibration from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The installation of air-conditioning in a listed building will only be considered acceptable if the necessary pipework or trunking, the external cooling equipment and internal units can be sensitively integrated with the building. In this instance, the new service routes will be concealed within existing floor voids utilising existing floor joists which have already been subject to intervention in previous conversions. Bespoke joinery covers will conceal the internal units which are positioned underneath the windows in a location sympathetic to the layout of the room. The

external condenser units will be placed within the external light well of No.15, resulting in minimal visual impact to the setting of the listed buildings or the wider conservation area. It is considered therefore that the works would not adversely affect the significance or setting of the listed building, nor the character and appearance of the Bloomsbury Conservation Area.

A noise impact assessment has been submitted with the application which identified the nearest neighbouring windows to be approximately 25m away on Barter Street. The nearest neighbouring building is the RBS office building overlooking the lightwell. Assuming that only two condenser units are installed the expected noise levels at the nearest residential receptor and the nearest noise sensitive receptor (offices) are likely to comply with the Council's noise standards and are unlikely to cause an adverse impact. The Council's Environmental Health officer has assessed the proposals and does not object to the development subject to the conditions that noise emitted from the plant remains at 10dB or more below the lowest background sound level assessed at 1m outside the windows of the nearest affected noise-sensitive property at any time, and that anti-vibration isolators are installed.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of outlook, privacy or daylight.

No objections were received prior to the determination of this application.

The planning history of the site has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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, and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the 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

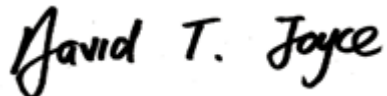
difficulty in carrying out construction other than within the hours stated above.

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 style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning