

Application ref: 2018/1240/P
Contact: John Diver
Tel: 020 7974 6368
Date: 11 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

UCL Language Centre
26 Bedford Way
London
WC1H 0AP

Proposal:

Replacement of external plant equipment, erection of plant enclosure and associated elevational alterations to facilitate the installation of an MRI scanner at lower ground floor level of University building (Use Class D1)

Drawing Nos: (Prefix: 4443-) 02A, 03A, 04A, 05A, 07A, 08A, 09A, 10A, 11A, 12A, 13A, 14B, 15B, 16B, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A.

Support: Covering letter produced by Deloitte (dated 08/03/18); Heritage Statement produced by Alan Baxter (dated March 2018); Design and Access Statement produced by CSM architects; MRI works specification produced by DD Porter Construction; Structural Calculation analysis and drawings produced by WSP (ref. 70038590); Noise Assessment produced by Eurovib Acoustic Products Lts (ref. CPT/191217/001) dated 02 May 2018; Hyperchill Cooler by Hiross Specification; Magnetom Specification

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: (Prefix: 4443-) 02A, 03A, 04A, 05A, 07A, 08A, 09A, 10A, 11A, 12A, 13A, 14B, 15B, 16B, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A.

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Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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. [Delegated]

The proposed development would involve the opening up and replacement of a section of the rear façade to the host building at lower ground floor level (to facilitate installation of MRI scanner) as well as the installation of associated external plant equipment. This external equipment would be contained within a new plant enclosure, which would also act as a noise barrier for mitigation purposes.

The proposed plant and its enclosure would be situated at lower ground floor level, adjacent to a service road used only by staff and delivery persons. Given its concealed siting, and the opportunities afforded to rationalise plant equipment within the enclosure, the proposed external works are considered appropriate remaining polite to the host building in design terms. As no public views to the enclosure would be afforded, the external equipment would preserve the character and appearance of the Bloomsbury Conversation area. The methodology for the opening up and repair to the façade has been reviewed by the Council's Conservation Officers who confirm that this would not result in any last impact in terms of the appearance to the host property or Conservation Area.

Submitted alongside the application is a Noise Impact Assessment produced by Eurovib Acoustic Products Ltd. This has been reviewed by the Council's Environmental Health officers. Officers confirm that the report adequately demonstrates that, subject to attenuation measures outlined in the report, the proposed equipment would not give rise to concerns in terms of disruption from noise or vibration to any nearby occupiers or the use of any nearby public space. A condition is recommended to ensure that the noise thresholds outlined in the report are achieved on site. Due to its siting, the proposed external equipment would not give rise to any issues in terms of impact to privacy, outlook or natural light to any adjoining occupier.

No objection comments were received in relation to the development. Historic England have raised no objection to the principle of the temporary structures. The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area as well as the setting of adjacent listed buildings, under s.16 and 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, A1, A4, A1, D1, D2, CC5 and T1 of the Camden Local Plan 2017. The development also accords with the London Plan 2015 as well as the NPPF 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

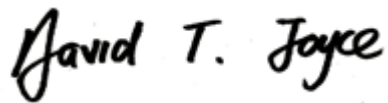
London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 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