

Application ref: 2018/1566/P  
Contact: Elizabeth Martin  
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Date: 22 May 2018

**Development Management**  
Regeneration and Planning  
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Fletcher Priest Architects  
Middlesex House  
34-42 Cleveland St,  
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London  
W1T 4JE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**10-11 Doughty Street**  
**London**  
**WC1N 2PL**

Proposal:  
Replace and upgrade existing condensers on rear flat roofed extension.  
Drawing Nos: Location Plan  
Design and Access Statement  
Existing External Condenser Location  
Proposed External Condenser Location

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan  
Design and Access Statement  
Existing External Condenser Location  
Proposed External Condenser Location

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 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 mitigation measures identified in Section 5.6 of the Acoustic Report.

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.

- 4 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 Reason for granting planning permission:

10-11 Doughty Street dates from 1799-1800 and forms part of a stock brick terrace with plain stucco band at 1st floor sill level, Grade II listed and situated in the Bloomsbury Conservation Area. This conservation area is widely considered to be an internationally significant example of town planning, with the dominant characteristic being an interrelated grid of streets which create an attractive residential environment. The application seeks to replace an existing small Air Condenser unit on the flat roofed extension to the rear of the property with a new one of the same size, in a slightly different location. The works do not involve the loss of historic fabric and are reversible if the site reverts to residential use in the future. Due to the presence of the existing AC unit and the relatively concealed location of the new unit, it is considered that the works would serve to preserve the significance of the listed building, the adjoining terrace and the wider conservation area, in compliance with Local Plan Policy D2.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Environmental Health colleagues responded to the consultation stating that the cumulative noise level at the most affected noise sensitive receivers are expected to comply with the proposed noise emission limits. A set of conditions have been recommended to ensure that mitigation measures are adequate and that the cumulative levels comply with

Camden's noise criterion for mechanical plant.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 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 proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

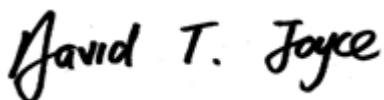
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control 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