

Application ref: 2018/1299/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 26 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Kevin Scott Consultancy Ltd
Kevin Scott Consultancy Limited
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GU51 2UZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
125 Shaftesbury Avenue
London
WC2H 8AD

Proposal: External alterations to the 7th storey roof to include: the installation of 42 x Variable Refrigerant Flow (VRF) units, 4 x Air Handling Units (AHU), stairwell ventilator, and toilet and smoke extraction vents, with associated cable trays and handrails; installation of external door within existing external screen wall; and replacement of existing windows with double access doors; following removal of existing equipment and stair over runs. Installation of 21 Variable Refrigerant Flow (VRF) units within existing enclosure at 10th storey

Drawing Nos: A0.00_PA1, A0.1_PA1, A0.2_PA2, A0.7_PA1, A1.0, A1.7_PA2, A7.1_PA1, A7.2_PA1, A7.3_PA1, A7.4_PA1, A7.5_PA1, A8.1_PA2, A8.2_PA2, A8.3_PA2, A8.4_PA2, A8.5_PA2, A9.2_PA2, A10.2_PA1, A10.2_PA1 & Noise Assessment (Revision B) prepared by WeWork dated 02/05/2018

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: A0.00_PA1, A0.1_PA1, A0.2_PA2, A0.7_PA1, A1.0, A1.7_PA2, A7.1_PA1, A7.2_PA1, A7.3_PA1, A7.4_PA1, A7.5_PA1, A8.1_PA2, A8.2_PA2, A8.3_PA2, A8.4_PA2, A8.5_PA2, A9.2_PA2, A10.2_PA1, A10.2_PA1 & Noise Assessment (Revision B) prepared by WeWork dated 02/05/2018.

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

- 3 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.

- 4 Cumulative 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 15dB(A) below the LA90, expressed in dB(A). The proposed plant shall be installed and constructed to ensure compliance with the above requirements and mitigation measures identified in Section 7.2 of the Acoustic Report.

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 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).
- 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 Reasons for granting permission.

The proposed works would be located at the seventh floor flat roof of the building. The property is a ten storey office building with retail at ground floor level. The building is currently vacant and is undergoing refurbishment works, and has existing roof level plant.

The property is outside of a conservation area, though it is directly adjacent to the Seven Dials Conservation Area, and the Grade II Listed Former Saville Theatre.

Given the siting of the units to the roof of the seventh floor, they would not be visible from street level or in the setting of the nearby conservation area and Grade II Listed Building, and are not considered to cause harm to the special interest of these designated heritage assets. Whilst the units and associated works would largely consume the roof space, and would be visible in views from the upper levels of surrounding buildings, they would not cause undue harm to these views.

Similarly to the above, the proposed works within the existing external structure at tenth floor level would not result in harm to the character and appearance of the property or surrounding area.

The proposed alterations would not impact adversely on the amenities of surrounding occupiers, and an appropriate noise impact assessment has been submitted alongside the application. The Council's Environmental Health Officer has made no objection to the proposed scheme based on the noise impact assessment, subject to the attached conditions.

No comments have been received following the public consultation on this scheme. The Covent Garden CAAC made no objection to the scheme. The planning history of the application site was considered prior to this determination.

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.

Given the above assessment, the proposed development is in general accordance with policies A1, A4, D1 & D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

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 T. Joyce

David Joyce
Director of Regeneration and Planning