

Application ref: 2017/4386/P  
Contact: Thomas Sild  
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Date: 19 March 2018

**Development Management**  
Regeneration and Planning  
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Mr Malcolm Cook  
Danks Badnell Architects Ltd.  
Kings Stables  
3-4 Osborne Mews Windsor  
SL4 3DE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**10 John Street London WC1N 2EB**

Proposal:

Installation of air-conditioning condenser units within an external roof space of the existing building including alteration to roof structure

Drawing Nos: Site Location Plan, 14/37/05, 14/37/40A, 14/37/42, 14/37/43, 14/37/44, 14/37/45, Environmental Noise Survey and Plant Noise Report 24502/PNA1 Rev3

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 policies 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. Site Location Plan, 14/37/05, 14/37/40A, 14/37/42, 14/37/43, 14/37/44, 14/37/45, Environmental Noise Survey and Plant Noise Report 24502/PNA1 Rev3

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policy A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, the condenser units shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policy A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposal seeks permission for the installation of three air conditioning condenser units on the roof of the building. 10 John Street is a Grade II listed building that is understood to have had a significant change in roof structure in the 1980s, infilling a valley form to create a flat topped roof. As such the inner section of the current roof is not considered to offer special historic or character interest.

Following concerns, proposals were revised from siting the units on top of the roof form to a scheme that removes an area of the late 20th century roof infill to enable the units to sit within, below the roof line and with no visibility from the street or surrounding buildings. A council conservation officer has reviewed the revised proposals and considers that the scheme would not adversely impact the setting or special character of the listed building.

A revised acoustic report has been reviewed by the Council's Environmental Health Officer and found to be acceptable subject to conditions required as part of this permission.

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 and considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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.

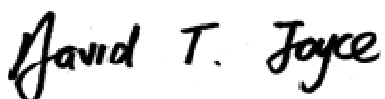
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



David Joyce  
Director of Regeneration and Planning