

Application ref: 2018/3351/P
Contact: Sofie Fieldsend
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Date: 13 September 2018

Development Management
Regeneration and Planning
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Rolfe Judd Planning Ltd
Old Church Court
Claylands Road
The Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Bloomsbury Plaza
2-8 Bloomsbury Street and 52-56 New Oxford Street
London
WC1B 3ST

Proposal: Installation of 3x condenser units in front lightwell fronting onto Bloomsbury Street.

Drawing Nos: 356_PL_100, 356_PL_101, 356_PL_102, 356_PL_103, 356_PL_104, site location plan, Acoustic report (ref.180701-R001A) dated 14 August 2018 by ACA Acoustics and design note dated 5/9/18 by ACA Acoustics.

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:

356_PL_100, 356_PL_101, 356_PL_102, 356_PL_103, 356_PL_104, site location plan, Acoustic report (ref.180701-R001A) dated 14 August 2018 by ACA Acoustics and design note dated 5/9/18 by ACA Acoustics.

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

- 3 The total noise from all fixed plant associated with the application site, when at a point 1m external to the nearest sensitive facades shall be at least 10 dB(A) less than the existing background measurement (LA90), expressed in dB(A), when all plant (or any part of it) is in operation unless the plant hereby permitted will have a noise that is distinguishable, discrete continuous noise (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB(A) below background noise level.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Before the use commences, all fixed plant shall be provided with anti-vibration measures as outlined in the Acoustic report (ref.180701-R001A) dated 14 August 2018 by ACA Acoustics approved in writing by the Local Planning Authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal includes the installation of 3x condenser units in the front lightwell fronting onto Bloomsbury Street to serve the ground floor retail unit. The new units will be a variety of sizes with the largest measuring 1.34m high x 0.9m wide x 0.3m deep. The proposed plant equipment would sit alongside one existing unit. Due to their small scale and siting within the lightwell under the external staircase they will not be visible from the street. It is considered that the proposal would preserve the character and appearance of the host property, streetscene and the wider conservation area.

A noise survey and an additional acoustic note following advice from the Environmental Health officer has been submitted in support of the application. The Council's Environmental Health officer has reviewed the information and considers it to be acceptable, subject to noise compliance being secured by planning condition. The development would not result in a material impact on the amenity of neighbouring properties in terms of noise disturbance.

The development due to its scale, siting and design is not considered to cause harm to the amenity of the neighbouring properties in terms of loss of light, privacy or overlooking.

No comments were received during the consultation period. The planning history of the site has been taken into account when coming to this decision. 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 Area) 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, CC1, A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

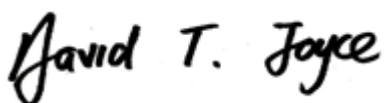
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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