

Application ref: 2018/1253/P
Contact: Elaine Quigley
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Date: 20 September 2018

Development Management
Regeneration and Planning
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15 Cloudesley Road
London
N1 0EL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8-12 Leeke Street
LONDON
WC1X 9HT

Proposal:

Installation of 6 x air source heat pumps and associated acoustic enclosure on the roof of the building following the removal of 5 air source heat pumps on the roof and 1 on the west side elevation at first floor level in association with the existing office use (B1 use class).
Drawing Nos: LSE00; LSE01; LSE02; LSE03; LSE04; LSE05; LSP02B; LSP03A; LSP04A; LSP05A; Acoustic impact assessment produced by Hawkins Environmental dated 26/06/2018.

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 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 LSE00; LSE01; LSE02; LSE03; LSE04; LSE05; LSP02B; LSP03A; LSP04A; LSP05A; Acoustic impact assessment produced by Hawkins Environmental dated 26/06/2018.

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

- 4 The cumulative sound level from the proposed external building services and fixed plant shall be 15dB below the typical background sound level assessed at 1m outside the windows of the nearest affected dwelling at any time. The proposed plant shall be installed and constructed to ensure compliance with the above requirements and mitigation measures identified in Section 5.5 of the Hawkins Environmental Noise 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 policies A1 and A4 of the Camden Local Plan 2017.

- 5 Before the operation of the plant commences, the air source heat pumps shall be provided with acoustic isolation measures in accordance with the recommendations of the acoustic report and plans hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposal would include the replacement of 6 existing air source heat pumps with 6 new air source heat pumps (ASHP) in a similar location on the roof of the building. A sound barrier wall would screen the units and would measure between 0.9m and 1.8m in height.

Five of the six condenser units are typical small items of grey metal apparatus and are modest and discreet in size and location, facing private gardens at the rear. One of the units would be a double height unit (1.65m) however it would replace an existing unit of a similar size and location. Similarly the new acoustic enclosure will be modest in size and appearance. They are not on a structure of any historic character and would not be visible in the public realm. It is considered that the units and new enclosure would have no harmful impact

on the character and appearance of the host building, streetscene or conservation area nor will they affect neighbouring amenity in terms of loss of light and outlook.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The nearest residential units are located at nos. 175 to 181 (odds) Kings Cross Road approximately 14m to the northeast of the site. An acoustic report has been submitted with the application to demonstrate that the new units would meet the Council's minimum noise requirements. A standard condition with specific noise levels based on the above will be imposed in accordance with EHO recommendations to ensure that the enclosure is installed and that the units are operated in accordance with the report's recommendations. On that basis, the proposal will not harm the amenity of any residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the 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 T. Joyce

David Joyce
Director of Regeneration and Planning