

Application ref: 2018/2278/P
Contact: John Diver
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Date: 8 October 2018

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Farrah LaBorde
Seaforth Land
Third Floor
29-21 Saffron Hill
EC1N 8SW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Third Floor Office
29-31 Saffron Hill
London
EC1N 8SW

Proposal:

Installation of 2x A/C condenser units at roof level to service existing office building (use class B1)

Drawing Nos: Site location plan (received 13/06/2018), Proposed roof plan (received 13/06/2018), images of existing roof plant (received 08/08/2018), Acoustic report prepared by Seaford Land (ref. 18224-R01-A) dated 21/06/18

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: Site location plan (received 13/06/2018), Proposed roof plan (received 13/06/2018), images of existing roof plant (received 08/08/2018), Acoustic report prepared by Seaford Land (ref. 18224-R01-A) dated 21/06/18

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

- 3 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).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Due to the concealed siting proposed and relative height of the building's roof level and parapet, the proposed plant equipment would not be visible from any public place. The equipment would be seen in a limited number of views from the tops floors of surrounding commercial buildings, however within these views the plant would be sited suitably to avoid being overly prominent and would be read alongside existing plant equipment and roof arrangements. The existing and proposed plant would similarly not result in any harmful cumulative visual impact. The installation would thus be acceptable in terms of its visual impact upon the host building and would not alter the special character of the conservation area.

The installation would not lead to a loss of outlook, natural light or privacy to any adjoining residential occupier. In order to evidence that the proposed plant equipment, when operating alongside the existing plant, would not result in cumulative noise levels that might disturb adjoining occupiers an acoustic report has been submitted. This report demonstrates that the cumulative noise levels from all plant operating in tandem would still remain within the Council's adopted noise thresholds, avoiding any detrimental impact. In order to secure these maximum noise levels, a condition shall be applied.

No comments were received following a process of public consultations. The sites planning history was also taken into account when coming to this decision. Special attention has been paid to the desirability of preserving the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

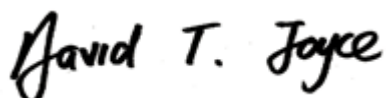
As such, the proposal is in general accordance with policies G1, CC1, D1, D2, A1, A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning