

Application ref: 2018/1396/P
Contact: Gideon Whittingham
Tel: 020 7974 5180
Date: 11 October 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Maris Interiors LLP
Fourth Floor
The Harlequin Building
65 Southwark Street
LONDON
SE1 0HR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Eyre Street Hill
LONDON
EC1R 5ET

Proposal:

Installation of plant (1 x Air Handling Unit and 5 x Condenser / Heat Recovery Units) at 4th Floor roof level

Drawing Nos: Site Block Plan; Third Floor / Fourth Floor Planning; 4th Floor Mechanical Services Layout Rev H [Construction]; 4th Floor Mechanical Services Layout Rev RD [Record Drawing]; 4th Floor Plant Enclosure Sections Rev A; Noise Level Survey by EMTEC dated 8th February 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 [Site Block Plan; Third Floor / Fourth Floor Planning; 4th Floor Mechanical Services Layout Rev H [Construction]; 4th Floor Mechanical Services Layout Rev RD [Record Drawing]; 4th Floor Plant Enclosure Sections Rev A; Noise Level Survey by EMTEC dated 8th February 2018.]

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

- 4 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.

- 5 Prior to operation, acoustic isolation, sound attenuation and anti-vibration measures shall be provided for the plant equipment in accordance with the scheme 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 policy G1, A1, A4, D1, CC1 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.

Set alongside the party wall with No.146-148 Clerkenwell Road, the units would be located away from the façade and would therefore be significantly hidden from the public realm.

Although the development would be visible from upper floor levels, these private views would not be harmed as the plant would be screened by acoustic enclosures. Within this context, the plant and associated neoprene anti vibration mounts would be sited sensitively and not create any visual clutter. The proposal would therefore preserve the character and appearance of the host property, streetscene or the Hatton Garden Conservation Area.

A revised noise survey 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 the noise compliance being secured by planning condition. The development would not therefore result in a harmful impact on the amenity of neighbouring properties in terms of noise.

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

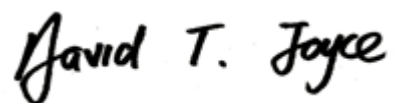
As such, the proposed development is in general accordance with policies G1, D1, D2, A1 and A4 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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 script is cursive and fluid, with the first letters of each word being capitalized and prominent.

David Joyce
Director of Regeneration and Planning