

Application ref: 2018/4332/P  
Contact: Nora-Andreea Constantinescu  
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Date: 2 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Matthews and Son LLp  
26-27 Bedford Square  
London  
WC1B 3HP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**87 Gower Street  
London  
WC1E 6AF**

Proposal:

Installation of plant equipment at basement level to front pavement vault and new screen under the bridge of front lightwell, to office building (Class B1a).

Drawing Nos: Site location plan; Design access and heritage statement dated August 2018; 13002/3/P01; 13002/3/P02; 13002/3/P03; 13002/3/P04; 13002/3/P05; 13002/3/P06; 13002/3/101; 13002/3/120; 13002/3/130; 13002/3/131; 13002/3/140; 13002/3/141; 13002/3/152; 13002/3/153; 13002/3/154; 13002/3/155; Environmental Noise Survey and Noise Impact Assessment Report 1118.03 dated 16 August 2018; Acoustic enclosure specification - evironlite T3-1850 SP dated 23 August 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 location plan; Design access and heritage statement dated August 2018; 13002/3/P01; 13002/3/P02; 13002/3/P03; 13002/3/P04; 13002/3/P05; 13002/3/P06; 13002/3/101; 13002/3/120; 13002/3/130; 13002/3/131; 13002/3/140; 13002/3/141; 13002/3/152; 13002/3/153; 13002/3/154; 13002/3/155; Environmental Noise Survey and Noise Impact Assessment Report 1118.03 dated 16 August 2018; Acoustic enclosure specification - evironlite T3-1850 SP dated 23 August 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 10dB below (15dB if tonal) the lowest 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 mitigation measures identified in Section 7.3 and 7.4 of the acoustic report. Reference : Environmental Noise Survey and Noise Impact Assessment Report 1118.03.

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 Policy A4 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed new screen and door under the bridge of the front lighthwell, would have a traditional Georgian appearance and be made of soft wood and glazing panels. When assessing the character of the existing Grade II listed buildings along Gower Street it has been found that Nos. 89, 93, 95, 97 previously included a partition in this location. It is therefore considered that the proposed screen and door would conserve the appearance and character of the host building and wider Bloomsbury conservation area.

The proposed plant equipment would be located at basement level within the front pavement vault. The plant would not be visible from the street, nor from the host building. Due to the nature of the proposed development and its location, it is considered that this would conserve the appearance of the host listed building, streetscene and wider conservation area. 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.

Environmental health officers have assessed the impact of the proposed plant and considered it acceptable in terms of noise and vibration, subject to the installation of the mitigation measures to fully enclose the larger of the two condensers and the ventilation fan to be fitted with suitable inlet and outlet attenuators as indicated in the Noise Impact Assessment Report submitted. These requirements would be secured via a compliance condition.

No objections were received prior 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, D and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

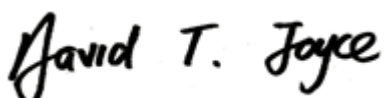
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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