

Application ref: 2018/1565/P  
Contact: Antonia Powell  
Tel: 020 7974 2648  
Date: 14 June 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Savills  
33 Margaret Street  
London W1G 0JD

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Summit House**  
**Red Lion Square**  
**London WC1R 4QH**

Proposal: Installation of low level ducting and associated structures to serve existing roof level plant, including screening and replacement of external lighting on Dane Street elevation

Drawing Nos:  
As Consented  
893\_GA-RF rev P1;  
893\_GE-01 rev P1;  
893\_GE-02 rev P1;  
893\_GE-03 rev P1;

As built  
893\_GA-RF rev AB1;  
893\_GE-01 rev AB2;  
893\_GE-02 rev AB2;  
893\_GE-03 rev AB2;

Proposed  
R5\_0t8\_0(2);  
893\_ED-10\_P1(2);  
893\_ED-11\_P1(2);

893\_GA-RF rev P2;

893\_GE-01 rev P2;

893\_GE-02 rev P2;

893\_GE-03 rev P2;

Ductwork Alterations Design and Access Statement dated 28/03/2018 by Buckley Gray Yeoman 2018;

Heritage Statement by Savills

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 if in Conservation Area, 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:

As Consented

893\_GA-RF rev P1;

893\_GE-01 rev P1;

893\_GE-02 rev P1;

893\_GE-03 rev P1;

As built

893\_GA-RF rev AB1;

893\_GE-01 rev AB2;

893\_GE-02 rev AB2;

893\_GE-03 rev AB2;

Proposed

R5\_0t8\_0(2);

893\_ED-10\_P1(2);

893\_ED-11\_P1(2);

893\_GA-RF rev P2;

893\_GE-01 rev P2;

893\_GE-02 rev P2;

893\_GE-03 rev P2;

Ductwork Alterations Design and Access Statement dated 28/03/2018 by Buckley Gray Yeoman 2018;

## Heritage Statement by Savills

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 5dB(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 10dB(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 the buildings use, plant equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the neighbouring 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.

- 6 The fourth floor exterior emergency lighting is to be sensor/timer operated to ensure the system is not left on when not required and/or after dark.

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 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.

This application is to regularise the design of roof top plant installed subsequent to Planning Permission (ref:2017/0077/P) granted 12 May 2017.

The building already features two plants rooms and other external plant such as chillers, extracts and air handling units at roof level which are shielded from views at street level. As part of the current scheme of office refurbishment, all plant equipment is to be replaced. The new plant would be located within the same location and would remain hidden from public views at street level. Although there would be views of the plant from the upper floors of surrounding neighbouring buildings, it would be very similar in appearance to the existing arrangement and is not considered to cause harm to the character and appearance of the host listed building or wider conservation area.

The plant would be in operation between 07:00 and 19:00 and the nearest noise sensitive windows would 20m to the east of the site at Halsey House and 10m to the west at 10 Red Lion Square. A noise impact assessment has been submitted which demonstrates that the plant would comply with Camden's noise standards provided suitable noise attenuation measures (as recommended in the report) are installed. The Council's Environmental Health Officer has assessed the proposals and does not object to the development provided a condition is imposed requiring anti-vibration isolators and noise mitigation measures to be installed prior to use.

Due to the location and nature of the proposals, they are not considered to cause harm to neighbouring amenity in terms of daylight, outlook or privacy.

Public consultation was carried out through a press notice and site notice. Comments were received concerning the visual appearance of the plant and requesting screening. Also concerns were raised about the emergency lighting causing a nuisance after dark. Both concerns have been addressed. The design now incorporates screening and a condition has been attached to ensure the emergency lights are only operated when necessary.

The planning history of the site and surrounding area were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013. 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 [ERR] 2013.

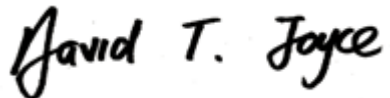
As such, the proposed development is in general accordance with policies CS5, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP17, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, and policies A1, A4, D1, D2, and T1 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2012.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning