

Application ref: 2018/3928/P  
Contact: Obote Hope  
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Date: 16 November 2018

**Development Management**  
Regeneration and Planning  
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Indigo Planning  
Aldermay House  
10-15 Queen Street  
London  
EC4N 1TX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Saffron House**  
**6 Kirby Street**  
**London**  
**EC1N 8EQ**

Proposal:

Installation of condenser units and associated external alterations to the front and rear fenestration.

Drawing Nos: 610 REVC, 700 REVA, 701 REVC, 702, 800 REVB, 902, 903 REVC, 904 REVB, 905 REVB, 906 REVA, 907 REVA, 908, 909 REVC, 910 REVC, 17715-PCR-01 REVB and TS-01.

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 610 REVC, 700 REVA, 701 REVC, 702, 800 REVB, 902, 903 REVC, 904 REVB, 905 REVB, 906 REVA, 907 REVA, 908, 909 REVC, 910 REVC, 17715-PCR-01 REVB and TS-01.

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 the KP Acoustics report Ref: Report 17715.PCR.01 Rev B.

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.

- 5 In order to control noise emissions from the air conditioning units to meet the noise emissions criterion, louvered screens should be installed between the units and the road Saffron Hill. These screens should provide minimum insertion loss values as shown in Table 5.3 in the acoustic 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 Policy A4 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The proposed alterations to the existing 1980's office building include the installation of two air condenser units with acoustic screening, on the existing fourth floor terrace along the (south) Saffron Hill elevation. The proposal would have limited visual impact on the host building and the wider conservation area and is considered acceptable. This is due to the dimensions, projection and location of the condenser units and limited views from neighbouring properties. The air condenser units would be set back from the rear of the terrace by approximately 2.9m. Thus, the proposed condenser units would preserve the appearance of the conservation area.

It is proposed to install a new chiller door by replacing existing windows on the fourth and fifth floors with fresh air intake louvres along the Saffron Hill

elevation. The proposal also includes the replacement of four window panels within the fourth and fifth floors. It is also proposed to replace the existing single door with double door for access to the proposed air condenser units. The proposed alterations would not harm the appearance of the host building. The windows that have been installed on the third floor are almost identical as the windows that were previously given permission (2015/5707/P granted on 26/02/2016) and the windows would be the same overall size but with slightly slimmer frames.

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.

Due to the nature of the proposals and their position, it is considered that no impact would be caused to the amenity of the neighbouring occupiers by loss of light, outlook or privacy. The application is accompanied by a noise assessment based on compliance with the Council's "Plant Noise Limit" specified in the 2017 Local Plan, specifically Policy A4/Appendix 3, of 10dBA below background. Mitigation measures will be required. Provided the mitigation measures detailed in the report are incorporated, the proposal is considered acceptable in terms of environmental health impacts. Environmental health officers reviewed the information provided and considered acceptable, subject to the conditions applied.

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, D1 and D2, of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2018 and the London Plan 2016.

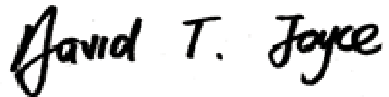
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

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