

Application ref: 2018/4492/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 3 January 2019

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

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Firstplan
Bramah House
65-71 Bermondsey Street
London
SE1 3XF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Phoenix House
104-110 Charing Cross Road
London
WC2H 0JP

Proposal:

Replacement and relocation of extraction ducting running from rear basement lightwell to roof level.

Drawing Nos: M/900 rev. P, M/901 rev. P, M/902 rev. P, M/903 rev. P, M/904 rev. P, M/905 rev. P, M/906 rev. P, M/910 rev. P, M/920 rev. P, M/921 rev. P, M/922 rev. P, M/923 rev. P, M/924 rev. P, M/925 rev. P1, M/926 rev. P, cover letter dated 18th September 2018 and Noise report prepared by Emtec Products Ltd. ref: QF9300/PF6131/PF6275/RP2 dated 9th 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 The development hereby permitted shall be carried out in accordance with the following approved plans: M/900 rev. P, M/901 rev. P, M/902 rev. P, M/903 rev. P, M/904 rev. P, M/905 rev. P, M/906 rev. P, M/910 rev. P, M/920 rev. P, M/921 rev. P, M/922 rev. P, M/923 rev. P, M/924 rev. P, M/925 rev. P1, M/926 rev. P, cover letter dated 18th September 2018 and Noise report prepared by Emtec Products Ltd. ref: QF9300/PF6131/PF6275/RP2 dated 9th August 2018.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 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).

The proposed plant and mitigation measures shall be installed in accordance with the recommendations identified in the noise report prepared by Emtec Products Ltd. ref: QF9300/PF6131/PF6275/RP2 dated 9th August 2018 to ensure compliance with the above criteria.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the use of the extract ventilation system hereby approved commences, the system shall be installed within an acoustic enclosure and lined attenuators shall be fitted on the outlet and inlet of the fan, in accordance with the recommendations of the noise report (by Emtec Products Ltd. ref: QF9300/PF6131/PF6275/RP2 dated 9th August 2018)) hereby approved, to ensure compliance with the above criteria.

Within the enclosure, the fan shall be isolated from the structure by anti-vibration mounts. 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 A1, A4, and D1 of the London Borough of Camden Local Plan 2017.

- 6 The existing extraction flue shall be removed, as shown on the approved drawings, prior to the first use of the proposed replacement flue hereby approved.

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.

Informative(s):

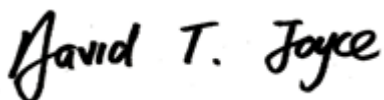
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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



David Joyce
Director of Regeneration and Planning