

Application ref: 2018/4675/P
Contact: Laura Hazelton
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Date: 10 January 2019

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

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Daniel Watney
165 Fleet Street
London
EC4A 2DW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Seven Dials Warehouse

Offices And Premises At Ground And Mezzanine Floors
42 Earlham Street
London
WC2H 9LJ

Proposal: Installation of 4 x air conditioning units within the existing roof plant enclosure.

Drawing Nos: MM 01, MM 02, 14035-ROOF-CO rev A (north elevation), 14035-ROOF-CO rev A (south elevation), Acoustic Consultancy Report ref: 88705/3/3/4 and planning statement dated 19 September 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: MM 01, MM 02, 14035-ROOF-CO rev A (north elevation), 14035-ROOF-CO rev A (south elevation), Acoustic Consultancy Report ref: 88705/3/3/4 and planning statement dated 19 September 2018.

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

- 3 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 D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the installation of four new air conditioning units within the existing rooftop plant enclosure which will operate between the hours of 07:00 and 19:00. The units would be similar in size and appearance to existing plant in this location and would not be visible from the surrounding streetscene or neighbouring buildings due to the existing plant enclosure screening. Existing service runs and risers would be utilised to ensure limited loss or impact to historic fabric. As such, the proposals would preserve the special character of the host listed building and character and appearance of the wider conservation area.

A noise impact assessment has been submitted which demonstrates that the plant would comply with Camden's noise standards with no further sound attenuation measures required. The Council's Environmental Health Officer has assessed the proposals and does not object to the development subject to the standard noise condition. The development would therefore not cause noise disturbance to neighbouring residential properties.

Surrounding buildings are predominantly retail, restaurant and office use. Due to the location and nature of the proposals, they are not considered to cause harm to the amenity of neighbouring occupants in terms of daylight, privacy or outlook.

The Council's Conservation Officer has assessed the proposals and does not object to the development.

One comment has been received from the Covent Garden Community Association which has been duly considered prior to the determination of the

application.

The planning history of the site has been 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 A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

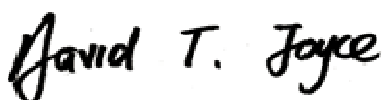
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning