

Application ref: 2018/4188/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 10 January 2019

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

Left City
160 West George Street
Glasgow
G2 2HQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
125 Shaftesbury Avenue
London
WC2H 8AD

Proposal:

Installation of new and replacement mechanical plant at first and eighth floor level roofs including: the installation of 3 x double doors; 2 x ventilation louvers in place of windows; 2 x acoustic enclosures to house 3 x IDF room condensers; extract and discharge ducts; 2 x AHU heat pump condensers; 3 x AHU condenser units; 1 x kitchen condenser unit; 1 x AC condenser unit; 1 x freezer condenser; and associated guard rails to eighth floor roof

Drawing Nos: 1124(90)002, 1124(90)001, 1124_PA-01, 1124_PA-01.1, 1124_PA-01.2, 1124_PA-01.3, 1124_PA-02, 1124_PA-02.1, 1124_PA-03, 1124_PA-03.1, 1124_PA-04, 1124_PA-04.1, 1124_PA-05, 1124_PA-05.1, 1124_PA-06, 1124_PA-06.1, 1124_PA-07, 1124_PA-07.1, Noise Impact Assessment Ref: AAc\256120\R02(Rev.A) by ARUP dated 28/11/2018, 185366 Kitchen/Servery Extract Technical, M2RF-5_Rev.D, Servery Supply document (unnumbered) dated 20/07/2018 & Kitchen Supply document (unnumbered) dated 20/07/2018.

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: 1124(90)002, 1124(90)001, 1124_PA-01, 1124_PA-01.1, 1124_PA-01.2, 1124_PA-01.3, 1124_PA-02, 1124_PA-02.1, 1124_PA-03, 1124_PA-03.1, 1124_PA-04, 1124_PA-04.1, 1124_PA-05, 1124_PA-05.1, 1124_PA-06, 1124_PA-06.1, 1124_PA-07, 1124_PA-07.1, Noise Impact Assessment Ref: AAc\256120\R02(Rev.A) by ARUP dated 28/11/2018, 185366 Kitchen/Servery Extract Technical, M2RF-5_Rev.D, Servery Supply document (unnumbered) dated 20/07/2018 & Kitchen Supply document (unnumbered) dated 20/07/2018.

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

- 4 Access to the first and eighth floor flat roofs shall be for the maintenance and repair of the plant/machinery (and associated works) hereby approved only; the roofs shall not be used as roof terraces, balconies or similar amenity spaces in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB or more below the lowest background sound level assessed at 1m outside the windows of the nearest affected noise-sensitive property at any time. The proposed plant shall be installed and constructed to ensure compliance with the above requirements and mitigation measures identified in Section 7.2 of 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.

- 6 All new mechanical plant should be installed on suitable vibration isolators to minimise structure-borne noise and vibration transfer to adjoining properties.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise/vibration from mechanical installations/ equipment, in accordance with Policy A4 of the 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.

The proposed works would be located at the first and eighth floor flat roofs of the building. The property is a ten storey office building with retail at ground floor level. The building is currently vacant and is undergoing refurbishment works, and has existing roof level plant.

The property is outside of a conservation area, though it is directly adjacent to the Seven Dials Conservation Area, and the Grade II Listed Former Saville Theatre.

Given the siting of the units to the roof of the eighth floor, they would not be visible from street level or in the setting of the nearby conservation area and Grade II Listed Building, and are not considered to cause harm to the special interest of these designated heritage assets. Similarly the first floor plant would be located towards the centre of the building and away from the edges of the roof, as such it would not be immediately prominent in views.

It is noted that access doors are proposed to the first and eighth floor roofs for maintenance and repair works to the proposed units; a condition has been added to ensure this space is not used as a roof terrace or similar amenity space in perpetuity in the interests of neighbouring amenity.

The proposed alterations would not impact adversely on the amenities of surrounding occupiers (subject to the attached conditions), and an appropriate noise impact assessment has been submitted alongside the application. The Council's Environmental Health Officer has made no objection to the proposed scheme based on the noise impact assessment, subject to the attached conditions.

No comments have been received following the public consultation on this scheme. The planning history of the application site was considered prior to this determination.

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.

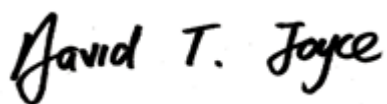
Given the above assessment, the proposed development is in general accordance with policies A1, A4, D1 & D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2018.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning