

Application ref: 2018/5138/P  
Contact: Sofie Fieldsend  
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Date: 21 January 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Ben Pentreath Ltd  
3 Lamp Office Court  
Lamb's Conduit Street  
London  
WC1N 3NF

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**3 and 4 Lamp Office Court  
Lamb's Conduit Street  
London  
WC1N 3NF**

Proposal:

Insertion of 6x replacement roof lights to No.4 and installation of 1 air conditioning unit with acoustic enclosure to east elevation (1st floor level) of No.3.

Drawing Nos: L-100 Rev.A; A-101; S-100; S-200; S-201; A-100 Rev.A; A-200; A-201  
and Environmental noise impact assessment by NMS Acoustics dated 19/10/18.

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 policies 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:

L-100 Rev.A; A-101; S-100; S-200; S-201; A-100 Rev.A; A-200; A-201 and Environmental noise impact assessment by NMS Acoustics dated 19/10/18.

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 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 A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of the use of the air conditioning units, automatic time clocks shall be fitted to the plant hereby approved, to ensure that the plant does not operate between 18:00hrs and 08:00hrs. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, D1, A1 and TC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal includes the installation of one air conditioning unit mounted on the rear elevation at 1st floor of No.3 Lamp Office Court beside an existing unit. The new unit with an acoustic enclosure will measure 1.4m wide, have a depth of 0.88m and stand at 1.6m. The acoustic enclosure will be painted dark grey and constructed from either metal or timber, both materials would be acceptable. The development will also replace 6 existing rooflights with rooflights of a similar scale and siting on No.4 Lamp Office Court. They will be aluminium powder coated dark grey. It is considered that the new rooflights will enhance the host property.

Given their small scale and siting within an enclosed courtyard the development will not be visible from the street. It is considered that the overall proposal would preserve the character and appearance of the host property, streetscene and the wider conservation area.

A noise survey has been submitted in support of the application. The Council's Environmental Health officer has reviewed the information and considers it to be acceptable, subject to noise compliance being secured by planning condition. The development would not result in a material impact on the amenity of neighbouring properties in terms of noise.

The development due to its scale, siting and detailed design is not considered to cause harm to the amenity of the neighbouring properties in terms of loss of light, privacy or overlooking.

No comments were received during the consultation period. The planning history of the site has been taken into account when coming to this decision. 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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

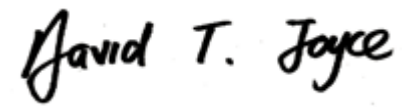
As such, the proposed development is in general accordance with policies G1, CC1, A1, A4, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 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:

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