

Application ref: 2018/5294/P  
Contact: John Diver  
Tel: 020 7974 6368  
Date: 6 March 2019

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

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Daniel Watney Lp  
165 Fleet Street  
LONDON  
EC4A 2DW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**12 - 18 Theobald's Road**  
**London**  
**WC1X 8PL**

Proposal:

Repairs to the building's facades including restoration of historical features, leveling and landscaping of the courtyard, and replacement plant and enclosure atop existing single storey rear extension (No12).

Drawing Nos: (Prefix: 017-TWA-XX-) 01-DR-AX-01014, 02-DR-AX-01016, 03-DR-AX-01018, B1-DR-AX-01010, B1-DR-AX-11030, B1-DR-AX-11031, GF-DR-AX-01012, GF-DR-AX-11032; (Prefix: 017-TWA-XX-XX-): DR-AR-07001 (rev A), DR-AR-07010, DR-AR-07011 (rev A), DR-AR-17010, DR-AX-00001, DR-AX-00002, DR-AX-01019; (Prefix: 017-TWA-Z1-) 01-DR-AX-11016 (rev A), 02-DR-AX-11019, 03-DR-AX-11021, GF-DR-AX-11013; (Prefix: 017-TWA-Z2-) 01-DR-AX-11017, 02-DR-AX-11020, 03-DR-AX-11022, B1-DR-AX-11011, GF-DR-AX-11014.

Supporting: Noise Impact Assessment Report prepared by KP Acoustics (ref. 18197.PCR.01 Rev.A) dated Jan 2019; Covering Letter prepared by Daniel Watney (dated Oct 2018); Design and Access Statement prepared by Thirdway Architecture (dated Oct 2018); Photographic survey/schedule of works prepared by Thirdway Architecture; Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd; Opening up works report prepared by Thirdway Architecture.

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:

(Prefix: 017-TWA-XX-) 01-DR-AX-01014, 02-DR-AX-01016, 03-DR-AX-01018, B1-DR-AX-01010, B1-DR-AX-11030, B1-DR-AX-11031, GF-DR-AX-01012, GF-DR-AX-11032;

(Prefix: 017-TWA-XX-XX-): DR-AR-07001 (rev A), DR-AR-07010, DR-AR-07011 (rev A), DR-AR-17010, DR-AX-00001, DR-AX-00002, DR-AX-01019;  
(Prefix: 017-TWA-Z1-) 01-DR-AX-11016 (rev A), 02-DR-AX-11019, 03-DR-AX-11021, GF-DR-AX-11013;

(Prefix: 017-TWA-Z2-) 01-DR-AX-11017, 02-DR-AX-11020, 03-DR-AX-11022, B1-DR-AX-11011, GF-DR-AX-11014.

Supporting: Noise Impact Assessment Report prepared by KP Acoustics (ref. 18197.PCR.01 Rev.A) dated Jan 2019; Covering Letter prepared by Daniel Watney (dated Oct 2018); Design and Access Statement prepared by Thirdway Architecture (dated Oct 2018); Photographic survey/schedule of works prepared by Thirdway Architecture; Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd; Opening up works report prepared by Thirdway Architecture.

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). The proposed plant shall be installed, operated and maintained to ensure compliance with the limits and mitigation measures identified in the hereby approved Noise Impact Assessment Report prepared by KP Acoutics (ref. 18197.PCR.01 Rev.A) dated Jan 2019.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the use of the replacement plant commences, the air-conditioning plant shall be provided with an acoustic enclosure and anti-vibration measures in accordance with the Noise Impact Assessment Report prepared by KP Acoutics (ref. 18197.PCR.01 Rev.A) hereby approved. 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 G1, A1, A4 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 As part of a proposed refurbishment of the office building, permission is sought for the replacement of the air conditioning units to the flat roof to the rear of the property at 1st floor as well as a number of minor external repairs or alterations. The replacement plant equipment includes no.3 A/C condensers that would be sited within an acoustic barrier. It is also proposed to replace the existing acoustic barrier to improve its performance, though the footprint, height and siting would remain as existing. Other than the replacement plant, the only external alterations sought would be the releveling and tiling of the rear courtyard as well as the installation of a new front pendant light, hanging baskets to window ledges and brass plates for signage.

The proposed external repairs and elevational additions would be considered to enhance the appearance and composition of the host buildings and row, being traditional in appearance, materials and siting. The submitted design and heritage statement sets out a robust heritage based approach to the design of these alterations. In particular, the works to repave the rear courtyard and tile are considered to enhance the character and appearance of the property. While replacing poor quality hardsurfacing, the proposed tiles have been designed to delineated the historic plot boundaries and therefore increase the historical significance of the row as well as improve its appearance. The replacement plant equipment would not be visible from any public place due to their siting within the flat roof and narrow width of Kings Mews. Private views would be afforded towards the replacement screening from upper floor windows, however, given that it would replace the existing enclosure with the same footprint and dimensions, this would not be considered to worsen the appearance of the property or the setting of the CA in those private views afforded. The Council's conservation officers remain in support of the application. The works are considered to preserved the character and appearance of the Bloomsbury Conservation Area.

The proposed replacement plant equipment would not result in any increased impacts in terms of natural light, outlook or privacy for neighbours than the existing situation. An acoustic report was submitted alongside the application to quantify the potential impact from noise from the replacement plant. Following requests for further clarification regarding the acoustic screen from the Council's Noise officers, this report was updated. The revised report has been reviewed by these officers who now confirm that the replacement equipment would remain compliant against adopted thresholds. They therefore support the application, subject to conditions to ensure the installation of acoustic screen, anti-vibration pads as well as maximum emission criteria. Given that the existing plant is not subject to such measures, the works would help to improve the existing, unregulated situation for neighbours. Due to the minor nature of works proposed, the construction impacts would not be significant enough to warrant the need for a construction management plan. Subject to these conditions, the works are not considered to result in harm to the amenities of any adjoining occupier.

No responses were received in response to the public. 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 and Listed Building, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in accordance with the Camden Local Plan 2017 with particular regard for policies G1, E1, E2, A1, A4, D1, D2, T1 and T2. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974

4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

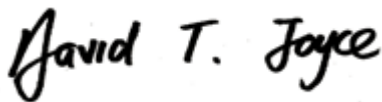
- 5 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning) or the Camden Contact Centre on Tel: 020 7974 4444 or email [env.devcon@camden.gov.uk](mailto:env.devcon@camden.gov.uk)).

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 2019.

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