

Application ref: 2018/6098/P  
Contact: Charlotte Meynell  
Tel: 020 7974 2598  
Date: 21 March 2019

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

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Fuller Long Limited  
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9 Tanner Street  
London  
SE1 3LE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Offices and Premises at 1st to 4th Floor  
Block F  
The Heals Building  
22 Torrington Place  
London  
WC1E 7HJ**

Proposal: Installation of 5 x air conditioning condenser units to 4th floor flat roof to Alfred Mews elevation and associated acoustic screening.

Drawing Nos: LKF-FO-1048-M-1-001 Rev. A2; LKF-FO-1048-M-2-001 Rev. A2; LKF-FO-1048-M-3-001 Rev. A2; LKF-FO-1048-M-4-001 Rev. A2; S-2001 ROOF PLANT SUPPORT STRUCTURE; WP 031 LP-02 GA PLAN 1ST FLOOR; WP 031 LP-03 GA PLAN 2ND FLOOR; WP 031 LP-04 GA PLAN 3RD 4TH FLOOR; WP 031 LP-40 PROPOSED LAYOUT PLAN; WP 031 LP-41 ROOF PLAN; WP 031 LP-42 ELEVATION; WP 031 LP-46 PROPOSED SCREEN; WP 031 LP-44 PHOTOGRAPH; WP 031 LP-45 EXISTING PLANS; Energy Approach (prepared by Hoare Lea, received 12/12/2018); Engineering Design Report - External Roof Plant Support Structure Ref. 18.748-CA-01 (prepared by Barrett Mahony, dated 09/11/2018); Noise Impact Assessment (prepared by Nova Acoustics, dated 30/11/2018); Planning & Heritage Statement Rev. 1.0 (prepared by Fuller Long, dated 06/12/2018); Site Location Plan; VRV Selection Project Report (prepared by Daikin, dated 11/05/2018).

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 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 LKF-FO-1048-M-1-001 Rev. A2; LKF-FO-1048-M-2-001 Rev. A2; LKF-FO-1048-M-3-001 Rev. A2; LKF-FO-1048-M-4-001 Rev. A2; S-2001 ROOF PLANT SUPPORT STRUCTURE; WP 031 LP-02 GA PLAN 1ST FLOOR; WP 031 LP-03 GA PLAN 2ND FLOOR; WP 031 LP-04 GA PLAN 3RD 4TH FLOOR; WP 031 LP-40 PROPOSED LAYOUT PLAN; WP 031 LP-41 ROOF PLAN; WP 031 LP-42 ELEVATION; WP 031 LP-46 PROPOSED SCREEN; WP 031 LP-44 PHOTOGRAPH; WP 031 LP-45 EXISTING PLANS; Energy Approach (prepared by Hoare Lea, received 12/12/2018); Engineering Design Report - External Roof Plant Support Structure Ref. 18.748-CA-01 (prepared by Barrett Mahony, dated 09/11/2018); Noise Impact Assessment (prepared by Nova Acoustics, dated 30/11/2018); Planning & Heritage Statement Rev. 1.0 (prepared by Fuller Long, dated 06/12/2018); Site Location Plan; VRV Selection Project Report (prepared by Daikin, dated 11/05/2018).

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 neighbouring 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 use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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.

Informative(s):

1 Reasons for granting permission.

The application site is part of the Grade II\* listed Heals Building complex, which includes Nos. 191-199 (consec.) Tottenham Court Road and Nos. 18-26 Torrington Place. Block F is a four-storey yellow stock brick building located within the north-eastern part of the complex, accessed via No. 22 Torrington Place but fronting the cul-de-sac of Alfred Mews. The front façade has a plain and functional design with metal roller shutters at ground floor level and wide bands of Crittall windows at upper levels reflecting the original industrial use of the building. Internally, Block F retains a large open plan layout; however, the interior has undergone extensive refurbishment and modernisation to support its current office use. The site lies within the Bloomsbury Conservation Area.

The proposed air conditioning condenser units would be situated on a fourth floor flat roof facing the internal lightwell of the complex, adjacent to an existing air handling unit which would be retained and repositioned. Grey powder-coated louvered acoustic screening with a height of 2.8m would be erected around the boundary of the flat roof to enclose the proposed plant. The proposals are considered to be well rationalised and the proposed acoustic screening would obscure views of the plant from within the Heals complex and from residential properties to the east. The proposals would not be visible in any public views and the flat roof area is not considered to be of significance to the character of the listed building. As such, the location is considered appropriate, and it is not considered that the proposals would have a detrimental impact on the character and appearance of the host building. Overall, the proposals are considered to preserve the significance of this Grade II\* listed building, and preserve the character and appearance of the Bloomsbury Conservation Area. The Council's Conservation Officer has assessed the proposals and confirmed they are acceptable.

The Council's Environmental Health Officer has reviewed the submitted noise report and has confirmed that the proposed air conditioning units would be acceptable, subject to the installation of acoustic screening and anti-vibration measures. This is required to ensure that the proposals would not harm the amenities of neighbouring premises in terms of noise and vibration, and conditions will be attached to secure these requirements.

No objections were received prior to making this decision. Historic England responded to state that they had no comments on the proposal. The planning history of the site and surrounding area were 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 G1, A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2019.

- 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 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.
- 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.

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, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer