

Application ref: 2018/6120/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 2 April 2019

Development Management
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Retail Design Solutions
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EARLS COLNE
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
r/o The Heals Building
Alfred Mews
London
W1T 7AA

Proposal: Installation of 2no. of AC condensers on the roof

Drawing Nos: Location Plan, EX_Existing second floor plan, EX_Existing Roof elevation, EX_Existing roof layout, L1_Proposed Second floor plan, L1_Proposed roof elevation, L1_Proposed roof layout, Heritage statement, Noise report produced by Peak Acoustics (ref. 9A779)

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 [Location Plan, EX_Existing second floor plan, EX_Existing Roof elevation, EX_Existing roof layout, L1_Proposed Second floor plan, L1_Proposed roof elevation, L1_Proposed roof layout, Heritage statement, Noise report produced by Peak Acoustics (ref. 9A779)]

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

- 3 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.

- 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 G1, CC1, D1, and A1 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. The part of the building to which the application relates fronts the cul-de-sac of Alfred Mews. The front façade has a plain and functional design with wide bands of Crittall windows at upper levels reflecting the original industrial use of the building. 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 adjacent to existing condensers. 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. On the second floor the proposal involves the internal alterations, namely the installation of stud walls and doors to create additional office room and storage space. The Council's Conservation Officer has assessed these alterations and

has confirmed that no historic fabric would be harmed in light of the recent refurbishment and redevelopment of the 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 Environmental Health Officer has reviewed the submitted noise report and has confirmed that the proposed air conditioning units would be acceptable, with sufficient noise mitigation as required for the installation. A condition is attached to the decision 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. 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 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.
- 4 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.

- 5 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)

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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



Daniel Pope
Chief Planning Officer