

Application ref: 2018/1488/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 8 March 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Lewan Somachandra
Gazelle London
Atlantic House
Oxford Street
London
W1C 2JF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
40-42 Parker Street
London
WC2B 5PQ

Proposal:

Variation of condition 3 (approved plans) of planning permission 2016/6431/P dated 15/08/2017 (for: 1 storey roof extension at 4th floor for office use (class B1) with front and rear terraces and plant room above); CHANGES ARE to include extension of plant room at 5th floor with associated plant enclosure.

Drawing Nos: Superseded drawings: 7893 SLP Rev A; 7893/30; 7893/31E.

Approved drawings: PL-100 Rev A; PL-101 Rev A; PL-102 Rev A; PL-200 Rev B; PL-300 Rev B; P-301 Rev B; PL-104 Noise and Vibration Assessment Emtec Ref: QF9086/PF5990/RP3B dated 19/06/2018; M/203 Rev T2; EMTEC Acoustic Louvers LAAC 30 & LAAC15 specifications; Multi V S Heat Recovery - 6. Sound Levels; Plant specifications LG UK Multi V S HR.

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 15/09/2020.

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:

PL-1000; 7893/01; 7893/02A; 7893/03A; 7893/30E (roof plan superseded); 7893/33; PL-100 Rev A; PL-101 Rev A; PL-102 Rev A; PL-200 Rev B; PL-300 Rev B; P-301 Rev B; PL-104; Noise and Vibration Assessment Emtec Ref: QF9086/PF5990/RP3B dated 19/06/2018; M/203 Rev T2; EMTEC Acoustic Louvers LAAC 30 & LAAC15 specifications; Multi V S Heat Recovery - 6. Sound Levels; Plant specifications LG UK Multi V S HR

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

- 4 The total noise from fixed plant associated with the application site, when at a point 1m external to sensitive facades shall be at least 10 dB(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 is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses(bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 15 dB(A) below background noise level.

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 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details including sections at 1:10 of all windows and doors.
- b) Manufacturer's specification details and samples of the zinc cladding.
- c) Detailed drawings 1:10, manufacturer's specification details and samples of the new balustrade.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 6 The use of the balcony/terrace hereby approved shall be limited to standard business hours and shall not be used between 21:00 and 08:00 Monday to Friday, and not at all on weekends and Bank Holidays.

Reason: In order to prevent harm to neighbouring amenity in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 7 The green roof shall be implemented in accordance with the details approved under application ref 2017/6742/P (dated 19/12/2017) or other details which have been submitted to and approved in writing by the local planning authority and which show details of the living roof (in the area indicated on the approved roof plan) including: materials, species, planting density, habitat features, and substrate; a statement of the design objectives, including justification of roof type/species selection; a plan showing the area covered by the roof; a site specific management plan including an initial scheme of maintenance; and a section at scale 1:20 (showing that adequate depth is available in terms of the construction and long term viability) shall be submitted to and approved in writing by the local planning authority. The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The acceptability of the 4th floor single storey roof extension for use as an office (Class B1) with front and rear terraces with glass balustrade, green roof and plant room at 5th floor level, has been assessed and granted planning permission subject to a section 106 legal agreement under planning application reference number 2016/6431/P, dated 15/08/2017.

The current proposal is to extend the height, size and scale of the plant at 5th floor level and associated enclosure. It would increase in area from 11sqm and 1.8m high to 40sqm with 2.9m and partial 2m high. This would include the lift shaft, 10 condensers and new a/c units and plant enclosure made by aluminium coping and cladding and acoustic louvres on north-east elevation. The proposed materials for plant enclosure and louvres are considered to fit in with the 4th floor roof extension below, and host building overall.

The proposed plant would be setback from all elevations of the host building

and roof extension below. Due to the building's position along the street, the location, bulk and projection of the proposed plant, its visibility from the streetscene would be limited and therefore it is considered that the proposals would preserve the character and appearance of the host and surrounding buildings, the streetscene and conservation area. 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 2013.

A Noise and Vibration Assessment has been submitted in support of the plant. The assessment confirmed that the plant would result in an acceptable level of noise, at 15dBA below the existing background at the nearest noise sensitive receptors due to installation of plant enclosure and high performance acoustic louvers. Anti-vibration mounts would be installed in order to prevent harmful vibration to the building below. The proposed mitigation measures are considered acceptable and cumulative noise levels and vibration at the most affected noise sensitive receptors are expected to comply with the Council's standards. Compliance with these standards and measures is secured by conditions. It is therefore considered that the proposed plant would not cause significant harm to the amenity of the neighbouring occupiers.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies D1, D2, A1 and A4 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.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention

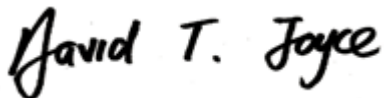
of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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