

Application ref: 2018/6366/P
Contact: John Diver
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Date: 11 April 2019

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

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Saunders Boston Limited
119 Newmarket Road
Cambridge CB5 8HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

UCI South Wing Building
Gower Street
London WC1E 6BT

Proposal:

Installation of new A/C plant and condenser units with associated services to serve refurbished teaching laboratories and mezzanine offices of University building (D1)
Drawing Nos: (Prefix: PS00999-SBA-XX-) 00-DR-A-001-Rev1, 00-DR-A-002-Rev1, 01-DR-A-011-Rev2, 02-DR-A-603-Rev3, 02-DR-A-920-Rev3, 02-DR-A-923-Rev2, ZZ-DR-A-010-Rev9, ZZ-DR-A-701-Rev2, ZZ-DR-A-901-Rev1, ZZ-DR-A-910-Rev2; South Wing Covering letter and heritage statement (dated 21/12/18); Plant Noise Impact Assessment (ref. SDV/EC16630-003)

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:

(Prefix: PS00999-SBA-XX-) 00-DR-A-001-Rev1, 00-DR-A-002-Rev1, 01-DR-A-011-Rev2, 02-DR-A-603-Rev3, 02-DR-A-920-Rev3, 02-DR-A-923-Rev2, ZZ-DR-A-010-Rev9, ZZ-DR-A-701-Rev2, ZZ-DR-A-901-Rev1, ZZ-DR-A-910-Rev2; South Wing Covering letter and heritage statement (dated 21/12/18); Plant Noise Impact Assessment (ref. SDV/EC16630-003)

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

- 3 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:20154 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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 Reason for granting permission-

Planning permission is sought for the addition of two condenser units to be installed to the exterior of an existing plant room adjacent to the South Quad of the Wilkins Building. The new plant equipment would serve the refurbished offices and teaching labs within the adjacent building that is the subject of a separate LBC application.

The proposed equipment would be located in a highly enclosed lightwell which is already host to a large ranging of servicing equipment and flues associated with the university building. The additional equipment would therefore not appear out of place or cause harm to the appearance of the building or wider area, preserving its appearance.

Due to its scale and siting, the only risk to residential amenity from the works proposed would be from noise during operation. A noise assessment has been undertaken to evaluate the potential noise impact of the proposed condensers at the closest existing noise sensitive receptors. Predictions have shown that the noise criterion is met at all assessment locations during all periods of the condenser's proposed operation. These have been reviewed by the Council's Noise officers who confirm that the works are acceptable subject to a condition stipulating maximum noise emissions.

The site's planning history has been taken into account when coming to this decision. No comments were received following public consultation. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing

the character or appearance of Bloomsbury 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.

Special regard has also been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 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 general accordance with policies D1, D2, A1 and A4 of the London Borough of Camden Local Plan 2017. The proposed development also accords the London Plan 2016; and the National Planning Policy Framework 2019.

- 2 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.

- 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 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.

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 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer