

Application ref: 2019/091/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 3 May 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Knight Frank
55 Baker Street
London
W1U 8AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Part Basement
Part Ground Floor
First to Sixth Floors
109 Kingsway and 51 & 53 Parker Street
London
WC2B 5PT

Proposal: Alterations to roof level including extension to rooftop plant enclosure to accommodate additional condenser, addition of aerial, installation of astroturf to 1st floor lightwell; Installation of window boxes to 1st and 2nd floor windows cills.

Drawing Nos: 001 (Location Plan), 002, 004, 005, 006, 008, 009, 010, 012, Existing Condenser Specification MXZ-5E102VA, Proposed Condenser Specification data CM11WD_PURY-P

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 [001 (Location Plan), 002, 004, 005, 006, 008, 009, 010, 012, Existing Condenser Specification MXZ-5E102VA, Proposed Condenser Specification data CM11WD_PURY-P]

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 adjoining premises and the area generally in accordance with the requirements of policies G1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Prior to first use, the additional plant equipment hereby approved shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing.

The plant equipment shall not be operated other than when such measures are in place. The anti-vibration measures shall be maintained in accordance with the manufacturer's recommendations.

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 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.
- 2 Reasons for granting permission.

The application building is located in the Kingsway conservation area and is in commercial use. The proposal involves extending an external louvered plant enclosure at roof level to accommodate one additional condenser unit. The proposed condenser unit would sit within an extended plant enclosure at roof level and is not considered to create additional harm to the appearance of the building or conservation area. The plant would not be directly visible in private views or from the public realm.

The installation of 1no. aerial to the flat roof is considered acceptable in design terms due to its limited size and lack of visibility from the public realm. Similarly the proposed astroturf to the 1st floor light well is a discrete addition which would not cause harm to the appearance of the building. The installation of window boxes to the 1st and 2nd floor windows cills would not appear out of place in this setting and would therefore not cause harm to the appearance of the building or wider conservation area.

The Council's noise officer has reviewed the proposal, and considers that the additional condenser unit is acceptable in terms of environmental health requirements, subject to conditions which would ensure that the cumulative impact from the unit would meet the noise standards (green LOAEL rating in Table C) of Camden's Local Plan. In the absence of specific details at this stage, a further condition would be added to ensure that the new equipment is installed with anti-vibration measures.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. As such, the proposed development is in general accordance with policies A1, A4 and D1 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.

- 3 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.

- 4 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).

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', is written over a light grey grid background.

Daniel Pope
Chief Planning Officer