

Application ref: 2018/5210/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Date: 3 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Longplain  
273 Poyser Street  
Bethnal Green  
London  
E2 9RF

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**200 Gray's Inn  
Road  
London  
WC1X 8XZ**

**Proposal:**

Installation of 2 no. external condenser units within a designated plant area at ground floor level in association with the existing office use.

Drawing Nos: Environmental Noise Assessment, by Sandy Brown (report Ref: 16465-R04-B), dated 14th January 2019, Site Location Plan, 3477/M205\_CN1

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 policy D1 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 [Environmental Noise Assessment, by Sandy Brown (report Ref: 16465-R04-B), dated 14th January 2019, Site Location Plan, 3477/M205\_CN1]

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

- 4 The cumulative sound level from the proposed external building services and fixed plant shall be 10dB below (15dB if tonal) the lowest background sound level assessed at 1m outside the windows of the nearest affected residential dwelling at any time.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

200 Gray's Inn Road is an office building (Class B1(a)) that is located on the junction of Gray's Inn Road and Coley Street. It is located on a mainly commercial street. The proposal includes the installation of 2 new condenser units measuring 1.6m by 0.9m by 0.7m within a ground floor lightwell located in the southern part of the building. The closest residential units are located within the upper floors of the building known as Churston Mansions which is located approximately 12-18m to the south. The nearest noise sensitive façade

belongs to office premises south of the proposed development site located 12m from the proposed plant location.

The proposed condenser units would be located on the roof of an existing single storey louvred enclosure. Due to the height of the southern boundary wall the units would be screened from any public vantage point. It would not create additional harm to the appearance of the area.

The Council's Environmental Health officer has reviewed the application and is satisfied that the proposal meets the minimum noise level requirements, with no requirement for additional mitigation measures. The proposed units would not have a harmful impact on the amenity of neighbouring residential properties in terms of noise and would be considered acceptable.

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 2019.

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer