

Application ref: 2018/4057/P
Contact: Elaine Quigley
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Date: 13 May 2019

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

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Stefan Levasseur
23-25 Eastcastle Street
London
W1W 8DF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
222 Gray's Inn Road
Fourth Floor
London
WC1X 8HB

Proposal:
Installation of 2 no. air condenser units on the roof at 7th floor level associated with existing office use (retrospective).

Drawing Nos: Site location plan; PAT-DWG-063-1021; Design and access statement produced by Pattern dated 20/08/2018; Specification brochure produced by Bluevolution.

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 shall be carried out in accordance with the following approved plans: Site location plan; PAT-DWG-063-1021; Design and access statement produced by Pattern dated 20/08/2018; Specification brochure produced by Bluevolution.

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

- 2 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 D1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Two new air conditioning units would be installed on the flat roof of the 7th floor of an office building within an existing mechanical plant area. The units have been installed since the submission of the application so retrospective permission is now sought. The units would be similar in size and appearance to existing plant in this location and would not be visible from any public vantage point with limited views from the upper floors of surrounding office buildings. The proposal would not have a harmful impact on the character or appearance of the building or surrounding area and would be considered acceptable.

A revised noise report has been submitted which demonstrates that the air conditioning units would comply with the Council's noise standards within no further sound attenuation measures required. The Council's Environmental Health officer has assessed the proposals and raised no objections to the proposal subject to the standard noise condition being attached. The development would not cause noise disturbance to neighbouring residential properties.

Surrounding buildings are predominantly retail, restaurant, residential and office use. Due to the location and nature of the proposals, they are not considered to cause harm to the amenity of neighbouring occupants in terms of daylight, privacy or outlook.

No objections have been received prior to 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 A1, A4, and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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 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