

Application ref: 2019/1142/P
Contact: John Diver
Tel: 020 7974 6368
Date: 14 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

Bidwells
25-28 A M F Building, Fourth Floor
Old Burlington Street
London
W1S 3AN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Roof of Imperial Buildings
48-58 Kingsway
London
WC2A 3LH

Proposal:

Replacement of AC plant behind existing acoustic barrier to roof of office building (B1)
Drawing Nos: IHK/ELEXPR02 Rev A, IHK-ELEXPR01 Rev A, IHK-LPBP01 Rev B,
IHK-RP07EX Rev A, IHK-RP07PR Rev A, IHK-RPEX Rev D, IHK-SEEXPR01 Rev A,
IHK-SEEXPR02 Rev A.

Supporting: Covering Letter prepared by Bidwells dated 15/02/19; Bidwell's Design and Access Statement; Bidwell's Heritage Statement; Acoustics Report; Product information (R2_Series_Standard__50-63kW__1 (002) Unit specification); Plant Noise Impact Assessment produced by WYG dated Feb 2019

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:

IHK/ELEXP02 Rev A, IHK-ELEXP01 Rev A, IHK-LPBP01 Rev B, IHK-RP07EX Rev A, IHK-RP07PR Rev A, IHK-RPEX Rev D, IHK-SEEXP01 Rev A, IHK-SEEXP02 Rev A.

Supporting: Covering Letter prepared by Bidwells dated 15/02/19; Bidwell's Design and Access Statement; Bidwell's Heritage Statement; Acoustics Report; Product information (R2_Series_Standard__50-63kW__1 (002) Unit specification); Plant Noise Impact Assessment produced by WYG dated Feb 2019

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

- 3 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, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

This application seeks permission for the replacement of outdated/aging plant equipment within an existing acoustic / plant enclosure at roof level. The existing piping and service runs would be reused. The replacements would allow for an upgrading of the efficiency of the existing equipment, which services the host block. The replacement equipment would remain fully concealed behind the existing enclosure and would not be visible from any public place or neighbouring building. As such, the works would not impact upon the character and appearance of the host building, streetscene or the setting of any nearby listed building or garden.

Given the siting and size of the replacement equipment, the only potential for loss of amenity would be from noise or vibration. As a result, an acoustic report has been submitted in support of the application. This confirms that the renewed plant would, when operating at full capacity, remain within the Council's adopted noise thresholds. Officers from the Council's Environmental

team health have reviewed this report and confirm the acceptability of the works in this regard, subject to a compliance condition to control maximum emissions.

Given the minor nature of the works proposed, the Council's Transport officers have advised that a Construction Management Plan would not be necessary. However, in light of comments raised by TfL in relation to avoiding disruption to the SRN, an informative is added highlighting the need to secure relevant highways licences in advance of works commencing.

No comments were received in response to the public consultation. The planning history of the site has been taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.16, s.66 and s.72 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 the Camden Local Plan 2017 with particular regard for policies G1, A1, A4, D1, D2 and T1. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019

- 2 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.
- 3 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).
- 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)

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.

- 5 In good time, prior to the start of construction (or if appropriate, demolition) on site, the contractor shall discuss and agree with the Council's Engineering Service Network Management team (tel: 020-7974 2410) detailed arrangements for the transportation of goods and materials to and from the site. The Council will prosecute those responsible for any breaches of the provisions of the Highways and Litter Acts which occur as a result of construction on the site.

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 positioned above the typed name and title.

Daniel Pope
Chief Planning Officer