

Application ref: 2019/0521/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 26 June 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Swerford Advisors
78 York Street
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London
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
34 Gresse Street
London
W1T 1QX

Proposal: Installation of two air condensers to roof top plant area at front of the building.

Drawing Nos: R-000 REVA, R-001 REVA, Buy a Plan Site Location Map and Acoustic Report Munro Acoustics LTD dated 16th January 2019.

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: R-000 REVA, R-001 REVA, Buy a Plan Site Location Map and Acoustic Report commissioned by Munro Acoustics LTD dated 16th January 2019.

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

- 4 Prior to first operation of the plant equipment, a post-installation acoustic report shall be submitted to and approved in writing by the Council.

The report shall confirm the external noise levels with all machinery operating together at maximum capacity, and any mitigation measures necessary, in order to achieve the Council's noise standards set out in condition 6, at the nearest and/or most affected noise sensitive premises.

The plant shall be operated in accordance with the details as approved and shall thereafter 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.

- 5 Prior to first use of the plant equipment hereby approved:
- a. the equipment shall be mounted with proprietary anti-vibration isolators, as recommended in the acoustic report hereby approved, and fan motors shall be vibration isolated from the casing.
 - b. Automatic timeclocks shall be fitted to the equipment to ensure that the plant equipment is not operational outside of the hours of 08:00 to 20:00 Monday to Friday and shall not be in operation at all on Saturdays, Sundays and public holidays.

All such measures shall thereafter be permanently retained and maintained in accordance with the manufacturers' 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.

- 6 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 A1 and A4 of the

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.

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