

Application ref: 2019/0631/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 8 July 2019

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

Phone: 020 7974 4444

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AECOM
AECOM House
67-77 Victoria Street
St Albans
AL1 3ER
United Kingdom

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:
Replacement of a diesel emergency backup generator with acoustic housing and extract system on the roof of the existing single storey annex building located on the corner of Elm Street and Gough Street in association with the existing offices.

Drawing Nos: Location plan; Roof plan as existing; Roof plan - indication location of new generator; Elm Street elevation (as existing); Elm Street elevation - Indicating new generator; Elevation from Gough Street - As existing; Elevation from Gough Street - Indicating new generator; Extract from specification brochure produced by Volvo Penta; Planning Noise Assessment prepared by Aecom dated December 2018

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:

Location plan; Roof plan as existing; Roof plan - indication location of new generator; Elm Street elevation (as existing); Elm Street elevation - Indicating new generator; Elevation from Gough Street - As existing; Elevation from Gough Street - Indicating new generator; Extract from specification brochure produced by Volvo Penta; Planning Noise Assessment prepared by Aecom dated December 2018.

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall meet the minimum Green noise criteria set in Camden Local Plan 2017, Table C at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

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 use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises.

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.

- 7 The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 8 Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed generator and associated acoustic housing would be situated on the roof of a single storey plant room to the rear of a similarly scaled (1.5 storey) functional substation structure that includes louvres on the roof. The proposed extract flue would extend horizontally on the roof of the acoustic housing.

Although the proposed generator would be a sizeable structure on the roof of the single storey extension it would be set in from the southern edge of the roof by 1.37m and would be enclosed by acoustic housing. The proposed acoustic housing would measure 1.84m and any immediate views of the generator would be partially screened from the street. Although longer views of the generator would be possible from the north along Gough Street it is considered that it would have an acceptable impact on the building and surrounding area, as the proposed plant would be wholly enclosed by acoustic housing and dwarfed by the height and scale of the surrounding buildings at 200 Gray's Inn Road to the northwest and Elm House at 10-16 Elm Street that lies to the west. Views from Elm Street would be partially obscured by the existing substation. Consequently its impact on the character and appearance of the street would be considered acceptable.

The Council's Environmental Health Officer has reviewed the submitted noise report and has confirmed that the proposed emergency generator and associated extract flue would be acceptable, subject to the submission and approval of details of all acoustic isolation, sound attenuation and anti-vibration measures, and restrictions on the use of the plant. This is required to ensure that the proposals would not harm the amenities of neighbouring occupiers in terms of noise and vibration, and conditions will be attached to secure these requirements.

No objections were received prior to making this decision. The planning history of the site and surrounding area 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 Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer