

Application ref: 2019/2527/P
Contact: Patrick Marfleet
Tel: 020 7974 1222
Date: 28 August 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

BDP
16 Brewhouse Yard
Islington
London
EC1V 4LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Barclay House
Great Ormond Street
London
WC1N 3JH

Proposal:

Installation of two air handling units and four outdoor AC units on first floor roof (retrospective).

Drawing Nos: Design and Access Statement dated 09/05/19, EEC Plant Noise Assessment, 1766-ST-XX-01-DR-A-2053 A01, 1766-ST-XX-XX-DR-A-4051 A01, 1766-ST-XX-01-DR-A-2253 A01, 1766-ST-XX-XX-DR-A-4251 A01, 1766-ST-XX-01-DR-A-2053-R A01, 1766-ST-XX-XX-DR-A-4252 A01, 1766-ST-XX-01-DR-A-2253-R A01, 1766-ST-XX-XX-DR-A-1001 A01, 1766-ST-XX-XX-DR-A-4052 A01, Cover letter dated 08/04/19.

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: Design and Access Statement dated 09/05/19, EEC Plant Noise Assessment, 1766-ST-XX-01-DR-A-2053 A01, 1766-ST-XX-XX-DR-A-4051 A01, 1766-ST-XX-01-DR-A-2253 A01, 1766-ST-XX-XX-DR-A-4251 A01, 1766-ST-XX-01-DR-A-2053-R A01, 1766-ST-XX-XX-DR-A-4252 A01,

1766-ST-XX-01-DR-A-2253-R A01, 1766-ST-XX-XX-DR-A-1001 A01, 1766-ST-XX-XX-DR-A-4052 A01, Cover letter dated 08/04/19.

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 G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 3 Within 3 months of the date of this decision, the air-conditioning plant hereby approved shall be provided with anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be 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 policy G1, A1, A4, D1, and CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The current proposal seeks retrospective permission for the installation of two air handling units and four air condenser cooling units on the first floor roof of an internal courtyard building, including the infilling of two existing rooflights.

The size, scale and location of the proposed plant equipment is not considered to cause any harm to the character and appearance of the host building, particularly as the site is surrounded by the rear elevations of adjoining hospital buildings which have little architectural value. Furthermore, the roof the plant equipment has been installed on is surrounded on all sides by much taller buildings of up to five stories in height (Barclay House and Weston House) which completely screen the building from any public views. Therefore, the proposed plant equipment is not considered to cause any harm to the character and appearance of the surrounding conservation area.

The proposals would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy. The submitted acoustic report has been reviewed by the Council's environmental health officer who has confirmed the proposed air handling units would comply with the minimum noise standards of the Local Plan, subject to conditions.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under 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 proposal is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework 2019.

- 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 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 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.
- 5 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', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer