

Application ref: 2019/3766/P  
Contact: Laura Hazelton  
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Date: 3 September 2019

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

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DWD  
6 New Bridge Street  
London  
EC4V 6AB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Atelier House**  
**29 - 31 Greville Street**  
**London**  
**EC1N 8AF**

Proposal:

Erection of rooftop plant and associated acoustic enclosure.

Drawing Nos: 1820-20A, 210 rev P1, 211 rev P1, 212 rev P1, 200 rev P5, 201 rev P5, 202 rev P4, S43/01/401-2 rev C, Plant Noise Assessment dated August 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: 1820-20A, 210 rev P1, 211 rev P1, 212 rev P1, 200 rev P5, 201 rev P5, 202 rev P4, S43/01/401-2 rev C, Plant Noise Assessment

dated August 2019.

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

- 3 The plant enclosure hereby approved shall be painted grey to match the existing rooftop structures, and maintained as such.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

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

- 5 Before the use commences, the air-conditioning plant shall be provided with anti-vibration measures. 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 policies G1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposals involve the replacement of existing condenser units and installation of two new units within a new acoustic enclosure. They would be located within the same location as the existing rooftop plant to the north east corner of the roof. Although the new enclosure would be fairly large at 2.5m high, it would shield views of the existing unsightly plant and would be subject to limited private views from the upper floors of neighbouring buildings. There would be no views of the enclosure from street level surrounding the building.

The proposals were revised at the Officer's request to reduce the height from the previously proposed 3m to 2.5m which is the maximum possible to still allow adequate ventilation of the units. The colour would be a light grey to match the existing rooftop structures and reduce the prominence of the enclosure, which will be secured by condition.

Overall, given the limited views of the structure, the proposals are considered

to preserve the character and appearance of the building and this part of the Hatton Garden Conservation Area.

A noise impact assessment has been submitted with the application which demonstrates that the plant would comply with Camden's noise standards to operate at 10dbA below the lowest background noise levels. Compliance with this standard will be secured by condition. As such, the proposals would not cause harm to neighbouring amenity by way of noise disturbance; nor would they harm outlook, privacy or daylight/sunlight.

No responses have been received following public consultation. The planning history of the site has been taken into account prior to determination of the application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A4, D1, and D2 of the Camden Local Plan. 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 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.
- 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', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer