

Application ref: 2019/4576/P  
Contact: Jennifer Walsh  
Tel: 020 7974 3500  
Date: 22 November 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

ROK Planning  
16 Upper Woburn Place  
London  
WC1H 0AF

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**19-21  
High Holborn  
London  
WC1V 6BS**

Proposal:

Installation of plant equipment on part rear roof and proposed mesh screen plant enclosure at first floor level (ground floor roof) to serve retail unit at ground floor level (class A1).

Drawing Nos: 17.035/30; 17.035/31 Rev A; 17/035/40 Rev A; 17.035/41 Rev A;  
17.035/32 Rev A; 17.035/34 Rev A; 17.035/35 Rev A; 17.035/33 Rev A; 17.035/36  
Rev A; Noise Impact Assessment KR06263 Version 1.3 Dated 19th September 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 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 17.035/30; 17.035/31 Rev A; 17/035/40 Rev A; 17.035/41 Rev A; 17.035/32 Rev A; 17.035/34 Rev A; 17.035/35 Rev A; 17.035/33 Rev A; 17.035/36 Rev A; Noise Impact Assessment KR06263 Version 1.3 Dated 19th September 2019;

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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.

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.
- 3 Reasons for granting permission.

This application site has a large amount of Planning History relating to a large refurbishment, extension and part change of use of the building to provide a mix of uses including Retail, office and ancillary uses approved in 2017 (2016/6785/P). This application seeks the approval of 1 x Gas Cooler and 3 x Air conditioning units located within an external courtyard at first floor level to serve the retail unit on the ground floor.

The proposed plant is to be located within a plant enclosure surrounded by mesh screen which would be 1.6m high. The screen would be powder coated bronze tone in line with the matching adjacent metalwork as approved under reference 2016/6785/P. From a design perspective, due to the location of the external plant being within an internal courtyard and due to the height of the proposed equipment and screening, it is not considered that the addition would harm the host property nor neighbouring buildings.

The Council's Environmental Health Team have reviewed the information and raise no objection to the development proposals. As a safeguarding measure, any approval would include a condition to ensure that these noise standards are met.

The proposed plant is located close to the neighbouring building line, but due to the height of the building (six floors) the light to the neighbouring window at first floor level is already constrained and it is not considered that the addition of a 1.6m high Screen would impact on the daylight and sunlight to this window. Given this, and the location of the equipment, the proposal is not considered to have any adverse impact on the amenity of the adjoining or nearby residential occupiers in terms of increased noise, loss of privacy, daylight, sunlight or outlook, and is considered to be acceptable.

Overall therefore, the proposal is not considered to be harmful to either the host building, neighbouring buildings or settings of any adjoining or nearby listed buildings, and would preserve the character and appearance of the Bloomsbury Conservation Area in accordance with Council policies and guidance, and would be acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. A subsequent application for plant for the office accommodation on the first floor (2019/4686/P) has been considered at the same time to ensure the cumulative impacts have been taken into account. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Bloomsbury 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, D2 and CC1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by

Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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