

Application ref: 2019/5987/P
Contact: Laura Hazelton
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Date: 17 January 2020

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

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www.camden.gov.uk/planning

Saunders Boston Limited
119 Newmarket Road
Cambridge
CB5 8HA
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
UCL South Wing Building
Gower Street
London
WC1E 6BT

Proposal: Installation of 2 x new AC units and 1 x replacement AC unit at roof level (retrospective).

Drawing Nos: PS00999 - SBA-XX-02-DR-A-0910 rev P1, PS00999 - SBA-XX-R0-DR-A-0911 rev P1, PS00999 - SBA-XX-R0-DR-A-0012 rev P1, PS00999 - SBA-XX-02-DR-A-0010, PS00999 - SBA-XX-ZZ-DR-A-0901 rev P1, PS00999 - SBA-XX-00-DR-A-001 rev P1, PS00999 - SBA-XX-00-DR-A-002 rev P1, Design and Access Statement including Assessment of Heritage Significance, and Plant Noise Impact Assessment by EED Ltd.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: PS00999 - SBA-XX-02-DR-A-0910 rev P1, PS00999 - SBA-XX-R0-DR-A-0911 rev P1, PS00999 - SBA-XX-R0-DR-A-0012 rev P1, PS00999 - SBA-XX-02-DR-A-0010, PS00999 - SBA-XX-ZZ-DR-A-0901 rev P1, PS00999 - SBA-XX-00-DR-A-001 rev P1, PS00999 - SBA-XX-00-DR-A-002 rev P1, Design and Access Statement including Assessment of Heritage Significance, and Plant Noise Impact Assessment by EED Ltd.

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

- 2 (a) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council.

(b) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council.

In all cases the background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

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.

- 3 The air conditioning units shall be operated in accordance with the recommendations of the Plant Noise Impact Assessment report hereby approved and the equipment shall be maintained in accordance with the manufacturers' details.

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

Informatives:

- 1 Reasons for granting permission.

Retrospective planning permission is sought for the installation of two new and one replacement air conditioning unit at roof level. The plant would serve two new data and network distribution cupboards which are the subject of an associated listed building consent application.

Two units would be located in a gulley between the main roofs of the South Wing building, and the third would be in a comparable location nearer the junction with the Wilkins Building. These locations are already host to similar plant equipment and are not overlooked aside from other UCL buildings. In this context, the additional equipment would not appear out of character, and would

preserve the appearance and significance of the Grade I listed building and this part of the Bloomsbury conservation area.

Due to the scale and location of the plant, it would not adversely impact neighbouring amenity by way of a loss of outlook, daylight, or privacy. A noise impact assessment has been undertaken to evaluate the potential noise impact of the proposed condensers at the closest existing noise sensitive receptors, which is the student accommodation at Arthur Tattersall House. Predictions have shown that the noise criterion is met at all assessment locations during all periods of the condenser's proposed operation. These have been reviewed by the Council's Noise officers who confirm that the works are acceptable subject to a condition stipulating maximum noise emissions.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 Planning (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 D1, D2, A1 and A4 of the Camden Local Plan 2017. 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+Re>

quirements+%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