

Application ref: 2019/5452/P
Contact: Charles Thuaire
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Date: 31 January 2020

Development Management
Regeneration and Planning
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Avison Young
65 Gresham Street
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EC2V 7NQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

**66 Great Queen Street
London
WC2B 5BX**

Proposal:

Variation of condition 3 (development in accordance with approved drawings) of planning permission reference 2017/3247/P dated 20th October 2017 (for Replacement and installation of additional plant at second and eighth floor level with associated screening and alterations to access for existing flat roofs at 4th and 6th floor levels to hotel building), namely to allow for minor amendments to the layout and location of external plant and equipment and associated changes.

Drawing Nos: Design and Access Statement addendum rev P1 dated 1.10.19 by Ray Hole architects; Letter from Avison Young dated 25.10.19; 234KHH 173-P2, 174-P2, 175-P2, 176-P2, 212-P2, 213-P2, 214-P2, 215-P1, 216-P1, 217-P1, 535 T1

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 the original planning permission ref 2017/3247/P dated 20/10/2017.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, condition no.3 of planning permission 2017/3247/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- 234KHH: 001_P2 (OS Extract); 025-P2, 026-P2, 027-P2, 029-P2, 031-P1, 042-P2, 047-P1, 107-P7, 109-P4, 172-P1, 173-P2, 174-P2, 175-P2, 176-P2, 207-P1, 212-P2, 213-P2, 214-P2, 215-P1, 216-P1, 217-P1, 535-T1, 537-P1; Design and Access Statement-P1; 50-2-01-A1, 50-D-01-A1, 50-R-01-A1; Design note dated 01 June 2017; Noise Impact Assessment dated 19 May 2017 Rev01; Design and Access Statement addendum rev P1 dated 1.10.19 by Ray Hole architects; Letter from Avison Young dated 25.10.19

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 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, plant 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.

Informative(s):

- 1 Reason for granting permission-

Since works have commenced on the approved scheme, the contractor has

been able to undertake more detailed testing of the existing systems and found that the existing plant is no longer fit for purpose. As a result of this and further design coordination, amendments are proposed to the approved plant equipment. This includes replacing all external equipment, new standby generators for life safety systems, amended and new replacement smoke extract fans, additional openable windows, and removal of some approved plant and ductwork plus a pergola screen on 2nd floor rear roof level. In particular the replacement air-handling and chiller units on the main 8th floor roof level will now be higher and bulkier than approved.

The reconfiguration of plant on the various roofs and on lightwell facades is considered acceptable. The new replacement air-handling and chiller units on the main roof will be set back from the front parapet so that it will not be visible at all from the street even in long views. The reconfigured and new ducting is low-rise and also well hidden. The roofscape here is already characterised by various equipment and structures and the changes, despite some units being bulkier and higher, are not considered to harm this character or result in additional visual clutter. The ducting along utilitarian rear facades is hidden within internal or rear lightwells, surrounded by commercial premises, and will not be visible at all from the public realm or important private views.

Overall the changes would not harm the character and appearance of the host building and conservation area. 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 2013.

The replacement roof plant is more efficient and quieter and will achieve the noise emission standards in the originally approved acoustic report, although the size of some roof plant has had to increase owing to the additional noise attenuators. In addition there are no residential properties surrounding the site. Accordingly there would be no further impact on neighbour amenities and the previous condition on noise levels will be complied with.

The full impact of the proposed development has already been assessed by the previous permission. No other aspects of this scheme have changed and thus the permission will be subject to the same conditions as before.

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

As such, the proposed development is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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 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.

- 4 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).

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



Daniel Pope
Chief Planning Officer