

Application ref: 2019/3391/P
Contact: Charles Thuairé
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Date: 18 February 2020

Development Management
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Ian Ritchie Architects
110 Three Colt Street
London
E14 8AZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

School Of Hygiene And Tropical Medicine
Keppel Street
London
WC1E 7HT

Proposal:

Alterations including reconfiguration of 2 window openings facing the north courtyard, replacement of 2 north courtyard facing and 3 south courtyard facing windows, new riser enclosures and services. New services infrastructure works including new extract ducts, new maintenance access stair on Gower Street façade level connecting L4 terrace with the roof, replacement of the existing chillers on the roof facing Gower St, new extract fan on the West wing roof at level 5, replacement of the existing basement boiler plant and removal of redundant services from the internal courtyard facades.

Drawing Nos: 739-IRAL-02-08- 0000 rev 3A, 1800 rev 3A, 1801 rev 3A, 1802 rev 3A, 1803 rev 3A, 1804 rev 3A, 1805 rev 3A, 1806 rev 3A, 1807 rev 3A, 1808 rev 3A, 1809 rev 3A, 1901 rev 3A, 1904 rev 3A, 1905 rev 3A, 1909 rev 3A, 1910 rev 3A, 2000 rev 3A, 2001 rev 3A, 2002 rev 3A, 2003 rev 3A, 2004 rev 3B, 2005 rev 3B, 2006 rev 3B, 2007 rev 3A, 2008 rev 3A, 2009 rev 3B, 2022 rev 3A, 2029 rev 3B, 2031 rev 3A, 2032 rev 3A, 2033 rev 3A, 2034 rev 3A, 2101 rev 3B, 2104 rev 3B, 2105 rev 3A, 2109 rev 3A, 2110 rev 3A, 22S1 rev 3B, 22S2 rev 3B, 22W1 rev 3A, 2501 rev 3B, 3001 rev 3A, 3501 rev 3B, 4302 rev 3A, 7001 rev 3B; 739-IRAL-02-DR-26- 7020 rev 4B, 7027 rev 4A; 739-IRAL-02-DR-29- 7001 rev 4C, 7002 rev 4C; Design and Access Statement Phase 2b/2c dated June 2019 by Ian Ritchie architects; LSHTM Phase 2b Noise Impact Assessment dated 15.7.19 by Gillieron Scott; file note 739-IRAL-FN-202 rev

3B; Structural survey report Phase 2b dated 13th 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 policies 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- 739-IRAL-02-08- 0000 rev 3A, 1800 rev 3A, 1801 rev 3A, 1802 rev 3A, 1803 rev 3A, 1804 rev 3A, 1805 rev 3A, 1806 rev 3A, 1807 rev 3A, 1808 rev 3A, 1809 rev 3A, 1901 rev 3A, 1904 rev 3A, 1905 rev 3A, 1909 rev 3A, 1910 rev 3A, 2000 rev 3A, 2001 rev 3A, 2002 rev 3A, 2003 rev 3A, 2004 rev 3B, 2005 rev 3B, 2006 rev 3B, 2007 rev 3A, 2008 rev 3A, 2009 rev 3B, 2022 rev 3A, 2029 rev 3B, 2031 rev 3A, 2032 rev 3A, 2033 rev 3A, 2034 rev 3A, 2101 rev 3B, 2104 rev 3B, 2105 rev 3A, 2109 rev 3A, 2110 rev 3A, 22S1 rev 3B, 22S2 rev 3B, 22W1 rev 3A, 2501 rev 3B, 3001 rev 3A, 3501 rev 3B, 4302 rev 3A, 7001 rev 3B; 739-IRAL-02-DR-26- 7020 rev 4B, 7027 rev 4A; 739-IRAL-02-DR-29- 7001 rev 4C, 7002 rev 4C; Design and Access Statement Phase 2b/2c dated June 2019 by Ian Ritchie architects; LSHTM Phase 2b Noise Impact Assessment dated 15.7.19 by Gillieron Scott; file note 739-IRAL-FN-202 rev 3B; Structural survey report Phase 2b dated 13th 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 A1 and A4 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 Reasons for granting permission-

The Phase 2b&c scheme involves internal alteration works of refurbishment and external works to replace and upgrade ventilation equipment.

The external works comprise enhancements to service infrastructure, including replacement of the basement boiler plant and NW roof chiller plant, additional duct risers in the North Courtyard and South Courtyard, and removal of redundant services from the internal courtyard facades. Much of it is within the building or internal courtyards and not visible from the public realm. The various flues and equipment are considered acceptable, as the "back of house" elevations have already been heavily compromised by previous installation of services and there is no harmful impact on historic fabric. The replacement of some windows within internal courtyards is also acceptable.

The only equipment visible in the public realm is the replacement of 3 existing chillers on Gower Street frontage by 4 new larger chiller units with acoustic attenuators. The basic units will be the same width and height as existing but will have acoustic attenuators set back from the front and projecting 1m above and on both sides. They will be marginally more visible than the existing units from street level but, given the amount of utilitarian structures such as guardrails and other plant already on this rooftop, this additional minor visible element will not have a harmful impact on the character and appearance of the building and streetscene.

The new external metal staircase with mesh screens between the roof and level 4's front terrace on Gower Street is required for maintenance access and health & safety reasons. Although this will be a highly visible element, it will be seen against the backdrop of an exposed flank wall and is well setback behind the front parapet, thus reducing its prominence. Given the use of galvanised metal materials similar in colour to the stonework and the existence of numerous other guardrails already on the roof of this building and neighbouring one, it is considered on balance that this additional feature is acceptable and will not harm the character and appearance of the building and streetscene.

The proposal is considered to preserve the character and appearance of the listed building and conservation area. Special attention has been paid to the desirability of preserving the special interest of the listed building and of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act

2013.

3 Reasons for granting permission (contd)-

The existing chiller units do not meet the Council's current standards on noise levels as set out in Local Plan policy A4. The intention is that the replacement chillers with their extra attenuation equipment will be equivalent or quieter than these units. The acoustic report submitted demonstrates that the new plant noise will be 5dBA below background noise levels which is better than the existing situation. However it is technically impossible to achieve the Council's current new standard of 10dBA below background due to the size and loading impact of additional acoustic attenuation required and their visual impact. In the circumstances, the Council's Environmental Health Pollution Officer has agreed that it would be unduly onerous to require this standard and that the proposal would be an improvement over the existing situation and would not harm the amenity of residential premises opposite. Thus a condition will be imposed to ensure the noise levels do not exceed 5dBA below background noise levels.

The proposals are not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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.

- 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 blue rectangular background.

Daniel Pope
Chief Planning Officer