

Application ref: 2019/5418/P  
Contact: Rachel English  
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Date: 4 March 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
N3 2JP  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**1 Pakenham Street**  
**London**  
**WC1X 0LA**

Proposal: Installation of air delivery system to basement, including the installation of a new intake vent to the rear ground floor flat roof.

Drawing Nos: Site location plan, SUR01, SUR02, SUR03, P01, P02A, P03A, 05133-01-01; Noise Impact Assessment revision 1.0 dated 29/03/2019, Heritage Statement dated September 2019, Proposed Basement Ventilation Specification by Clean Air Systems & Installations.

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

#### Conditions and Reasons:

- 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:

Site location plan, SUR01, SUR02, SUR03, P01, P02A, P03A, 05133-01-01 Noise Impact Assessment revision 1.0 dated 29/03/2019, Heritage Statement dated September 2019, detail of Planning Submittal Ventilation Works

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

- 4 All plant and ducting equipment and associated mitigation shall be installed in full accordance with the Noise Impact Assessment revision 1.0 dated 29/03/2019 and 'Proposed Basement Ventilation Specification by Clean Air Systems & Installations' and thereafter maintained in accordance with the manufacturers' specifications.

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

- 5 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. 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 G1, CC1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

#### Informatives:

- 1 Reasons for granting permission.

Permission is sought for the installation of plant. Externally, the impact will be limited to a curved "lobster-back" outlet which will be largely concealed behind a parapet. This would not normally be desirable, either within the Bloomsbury Conservation Area or within the curtilage of the listed building. However, it appears that a previous, larger installation of ductwork, associated with a projected restaurant use, has been removed. In the light of this pre-existing state of affairs, and as the ductwork has been removed, the proposal is considered acceptable. The proposed external duct would be barely visible

from the street, hidden behind a parapet and therefore would not harm the character and appearance of the listed building or the Bloomsbury Conservation Area.

An acoustic report has been submitted which has been assessed by the Council's Environmental Health Department and the proposed noise limits of the plant considered appropriate subject to the Council's standard noise criteria. The proposal would not give rise to any adverse impacts in terms of noise, loss of light or loss of privacy for nearby residential occupiers.

No objections were received following statutory consultation. The planning history of the site and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies G1, CC1, D1, D2, A1 and A4 of London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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 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.

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 in the upper left quadrant of the page.

Daniel Pope  
Chief Planning Officer