

Application ref: 2019/6150/P
Contact: Tony Young
Tel: 020 7974 2687
Date: 11 March 2020

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

Phone: 020 7974 4444

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NHS Property Services
Fao. Miss Rowan Gilbert
99 Gresham Street
London
EC2V 7NG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Hunter Street Health Centre
8 Hunter Street
London
WC1N 1BN

Proposal:

Installation of 3 external flue outlets located within southern lightwell on Handel Street in connection with alterations to replace existing boiler machinery and associated equipment housed internally within basement plant room (B1/015).

Drawing Nos: Site location plan; HUN/01 rev T01, HUN/02 rev T01, HUN/03 rev T04, HUN/04 rev T04; Project Scoping Report from Gleeds Building Surveying Ltd. dated July 2019.; Design and Access (with Heritage) Statement; Tender Pack (version 1) from Gleeds Building Surveying Ltd. dated October 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: Site location plan; HUN/01 rev T01, HUN/02 rev T01, HUN/03 rev T04, HUN/04 rev T04; Project Scoping Report from Gleeds Building Surveying Ltd. dated July 2019.; Design and Access (with Heritage) Statement; Tender Pack (version 1) from Gleeds Building Surveying Ltd. dated October 2019.

Reason:

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

- 4 Prior to use of the development, all details shall be implemented as shown on the approved drawings and information, including any additional steps identified to mitigate noise, and shall thereafter be permanently retained. The measures shall ensure that:
- (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. 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;
- (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. 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.

- 5 Prior to use, all approved machinery, plant or equipment at the development

shall be mounted as necessary with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced, and thereafter be permanently maintained and retained 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.

- 6 The external flue outlets hereby approved and located within the southern lightwell on Handel Street hereby shall be black in colour.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

The proposed replacement boilers and related machinery would be appropriately located internally within an existing basement plant room (B1/015) and so would not be visible from within the public realm. 3 new flues would run from the replacement plant and machinery along the plant room ceiling and penetrate the wall to provide 3 external outlets within the southern lightwell in Handel Street. The flue outlets would not be widely visible given the low position within the basement lightwell and would be black in colour to match as closely as possible existing rainwater goods. In this context, and given the small size of the flues, the proposal would not have any discernible impact upon the appearance of the Grade II listed building within the Bloomsbury Conservation Area, and would not be harmful to any features of special architectural or historic interest associated with the building's listing in accordance with Council policies and guidelines.

The application is accompanied by drawings and information which demonstrate that the proposals would comply with Camden's noise standards. 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. Permission would also be granted subject to the condition that anti-vibration measures are implemented prior to the commencement of the development and use, so as to further safeguard the amenities of the surrounding premises and the area generally.

As such, 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, or any loss of privacy, daylight, sunlight and outlook, and is considered to be acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special regard has been paid to the desirability of preserving the 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 Area) 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.

- 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 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 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.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer