

Application ref: 2019/6052/P
Contact: Nathaniel Young
Tel: 020 7974 3386
Date: 31 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Ms Belen Lopez
ARUP
8 Fitzroy Street
London
W1T 4BQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

ARUP
8 Fitzroy Street
London
W1T 4BQ

Proposal: Installation of louvre panel at basement level on Howland Street elevation.

Drawing Nos: 8FS-ARUP-ZZ-XX-DR-AX-0025, 8FS-ARUP-ZZ-XX-DR-AX-0010, 8FS-ARUP-C1-LG-DR-M-0501, 2240_CA_00_001 Rev C & Background noise level information email dated 26.03.20

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 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: 8FS-ARUP-ZZ-XX-DR-AX-0025, 8FS-ARUP-ZZ-XX-DR-AX-0010, 8FS-ARUP-C1-LG-DR-M-0501, 2240_CA_00_001 Rev C & Background noise level information email dated 26.03.20

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 10dB(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 G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission:

The proposed louvre panel would be of an acceptable design, scale and siting. It would be sited at basement level within a lightwell, not readily visible from mid-range to long-range views within the streetscene at ground level. As a large, newly built commercial building with metal cladding, the new louvre panel is not considered to be significantly out of keeping with the overall appearance. It is understood that much of the plant equipment within the building is located at basement level and the proposed panel is considered to be a visually unobtrusive method of facilitating the extract fan within.

The extract fan is for a cold room and is not associated with any hot food or odour generating activities. Background noise levels were measured around the building (by a third party) and along the main roads such as Howland street, Charlotte street, Whitfield street and Chitty/Whitfield street. The background noise levels were measured back in 2010 during the daytime and the night time, however, it is not considered that there has a significant change to previously recorded levels, given the area is predominantly commercial in nature. The applicant has submitted supporting information which satisfactorily demonstrates compliance with the Council's requirements of restricting noise levels to 10dB below background noise climate. Compliance with this noise level limit is to be secured by way of a condition.

It is not considered that the new louvre panel would cause any significant harm to residential amenity. It would be sited at basement level, contained within a lightwell, not in close proximity to any residential properties.

No objections were received following statutory consultation. The sites planning history 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.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 D1, D2, A1 and A4 of the Camden Local Plan 2017 and Principle 9 (residential amenity) of the Fitzrovia Area Action Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 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 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.
- 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+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)

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- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer