

Application ref: 2020/1427/P
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Gerald Eve
72 Welbeck Street
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Unit 3
Centre Point Link
101-103 New Oxford Street
London
WC1A 1DD**

Proposal:

Installation of planters to existing terrace, installation of illuminated fascia signage above entrance door at ground floor level, installation of plant equipment and ducting, creation of new opening for toilet ventilation extract duct in roof deck and associated works.

Drawing Nos: (695-MICA-XX-00-DR-A-)13001 Rev PL1; 15000 Rev PL1; 19000 Rev P1; 19020 Rev PL1; 19515 Rev PL1, (695-MICA-XX-02-DR-A-)13004 Rev PL1; 13005 Rev PL1, (695-MICA-XX-XX-DR-A-)19000 Rev PL1; 19010 Rev PL1; 19011 Rev PL1; 19015 Rev PL1; 19510 Rev PL2; 19511 Rev PL1; 19515 Rev PL1; 19520 PL2; 42001 Rev PL1,(106610-P-)3500 Rev 00; 3501 Rev 00, (106610-R03-E-)2000 Rev 00; 2201 Rev 00, (106610-E-)2100 Rev 00; 2200 Rev 00, (106610-R03-F-)5000 Rev 00; 5010 Rev 02; 5011 Rev 00, Plan noise egress assessment dated 16 March 2020, 106610-M-1105 Rev 01 and 106610-M-1015 Rev 00.

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: (695-MICA-XX-00-DR-A-)13001 Rev PL1; 15000 Rev PL1; 19000 Rev P1; 19020 Rev PL1; 19515 Rev PL1, (695-MICA-XX-02-DR-A-)13004 Rev PL1; 13005 Rev PL1, (695-MICA-XX-XX-DR-A-)19000 Rev PL1; 19010 Rev PL1; 19011 Rev PL1; 19015 Rev PL1; 19510 Rev PL2; 19511 Rev PL1; 19515 Rev PL1; 19520 PL2; 42001 Rev PL1,(106610-P-)3500 Rev 00; 3501 Rev 00, (106610-R03-E-)2000 Rev 00; 2201 Rev 00, (106610-E-)2100 Rev 00; 2200 Rev 00, (106610-R03-F-)5000 Rev 00; 5010 Rev 02; 5011 Rev 00, Plan noise egress assessment dated 16 March 2020, 106610-M-1105 Rev 01 and 106610-M-1015 Rev 00.

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 15dB(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.

- 5 The external noise level emitted from plant, machinery or equipment with specified noise mitigation at the development hereby approved shall be as specified in the Sandy Brown acoustic assessment Ref: 20103-R01-A, dated 16 March 2020.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, plant 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 neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for various external works to the ground and second floor (relating to an office unit R03) of Centre Point Link within the Centre Point Complex. An associated listed building consent and advertising consent has been submitted under 2020/1628/L and 2020/1428/A. The main works that are considered to require planning permission are the installation of plant equipment and ducting, creation of new opening for toilet ventilation extract duct in roof deck and associated works. Other works are covered under the other referenced consents. The site lies within the Denmark Street Conservation Area and the building is grade II listed. No change of use or floorspace is proposed so land use matters are not considered relevant.

Overall, the proposals are considered to have minimal impact on the existing building and to retain and enhance the principal features of the space which were exposed as part of the recent refurbishment works. The works would be sensitive to heritage fabric and require minimal interventions, with the materials proposed complementing features of the existing building and preserving the historic significance of the listed building. Officers consider the proposal preserves the character and appearance of the conservation area as well as the setting of this listed building.

Given the siting, nature and size of the proposal it is unlikely that it would cause any undue harm by way of loss of light or outlook. The proposals include the installation of new plant equipment, located on the west and east end of the unit. The application is supported by an Acoustic Report, prepared by Sandy Brown (qualified noise consultants). This report has been assessed by the Council's Environmental Health (Noise) Officer, who confirmed that with mitigation measures in place, the proposed plant would operate within the limits approved under the planning permission for the refurbishment of the wider site (condition 19, ref: 2017/0994/P). Relevant noise conditions are attached to this planning permission.

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 (ERR) 2013.

Special regard has been attached to the desirability of preserving the setting of the adjacent listed building and its features of special architectural or historic

interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

One comment was received from Historic England, confirming that it was not necessary to consult them. No other consultation responses were received.

The site's planning history (including permissions under 2013/1957/P dated 01/04/2014 and 2017/3358/P dated 22/08/2017) and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, CC3, 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 2018.

- 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



Daniel Pope
Director of Economy, Regeneration and Investment