

Application ref: 2020/2136/P
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Development Management
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Deloitte LLP
1 New Street Square
London
EC4A 3HQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Kathleen Lonsdale Building
Gower Place
London
WC1E 6BN

Proposal:

Installation of 7 x condensing units to replace 2 x existing units within the front lightwell and associated works.

Drawing Nos: 20105_SP01 rev A, 20105_01 rev A, 20105_02 rev A, 20105_03 rev A, 20105_04 rev B, Letter dated 3 July 2020, Scope of works dated 27 March 2020, Plant noise impact assessment dated 6 May 2020.

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: 20105_SP01 rev A, 20105_01 rev A, 20105_02 rev A, 20105_03 rev A, 20105_04 rev B, Letter dated 3 July 2020, Scope of works dated 27 March 2020, Plant noise impact assessment dated 6 May 2020.

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 D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the use of the approved plant commences, the units shall be provided with anti-vibration measures in accordance with the manufacturers' recommendations. All such measures shall thereafter be retained and maintained.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1, A4, D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

The Kathleen Lonsdale Building in Gower Place is Grade II-listed. Originally purpose built as the University chemistry laboratory in 1912-13 by FM Simpson. In addition, there are a number of designated highly important heritage assets in close proximity to the site including the Grade I-listed Wilkins Buildings. The KLB is located in the Bloomsbury Conservation Area, within Sub Area 3.

The building is described as having a dressed stone facade with later slate mansard roof and dormer with a symmetrical facade in modified Neo-Greek style with projecting end bays and a central temple fronted entrance accessed

by paired stone steps.

Planning permission is sought for the removal of two existing air conditioning units within the front lightwell and their replacement with seven new units. These are to be installed on the basement elevation facing Gower Place and will be visible from the public pavement. There is considered to be a negative visual impact associated with this proposal which in the wording of the NPPF, will cause less than substantial harm to the character and appearance of the listed building. The application justifies the visual harm caused by the additional condensing units as being balanced against the public benefit derived from the continued use of the building for research and teaching - its optimal viable use. The adverse visual impact is disappointing but the continued use of the building for which it was originally built is supported and is considered to outweigh the less than substantial harm caused. Notwithstanding this, the proposed units would be located below pavement level and would be partly screened by the existing grille that covers the front lightwell, thus helping to reduce their visibility from the street. Internally the existing cold rooms will continue to be used as they currently are and the existing pipe runs will be reused.

A noise impact assessment has been prepared by EEC (Acoustics Consultant); however, due to the Covid-19 pandemic, EEC have not been able to undertake an extended background noise survey for this site. This is due to background noise surveys not being an accurate representation of typical urban soundscape as a result of limited pedestrian and vehicle activity. Instead, historic survey data from adjacent sites have been used for this assessment, to represent the likely noise climate at the identified noise sensitive receiver location (iQ Student Accommodation at 200 Euston Road). The assessment has been reviewed by the Council's Environmental Health Officer who has confirmed the proposed plant would comply with the Council's requirements and noise levels would be at least 10 dB below the background noise levels, to ensure the proposed plant unit would not cause harm or impact surrounding amenity. Compliance with these standards shall be secured by condition.

Due to the location and nature of the proposals and the limited external works, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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.

As such, the proposed development is in general accordance with policies D1,

D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with 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 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.
- 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)

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 positioned in the upper left corner of the page.

Daniel Pope
Director of Economy, Regeneration and Investment