

Application ref: 2020/1832/P
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Date: 22 July 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mackay and Partners
50 Farringdon Road
London
EC1M 3HE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
The White House
Albany Street
London
NW1 3UP

Proposal:

Installation of new air-handling units at roof level

Drawing Nos: 612.17_T_0600_920 (existing roof top plan); 612.17_T_0600_920 (proposed roof top plan); 612.17_T_0600_921; 612.17_T_0600_920 (existing roof top section and elevation); 612.17_T_0600_940 (proposed roof top section and elevation); Noise Assessment ref: QF9065-PF6759-RP1_00 dated 22 June 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: 612.17_T_0600_920 (existing roof top plan); 612.17_T_0600_920 (proposed roof top plan); 612.17_T_0600_921; 612.17_T_0600_920 (existing roof top section and elevation); 612.17_T_0600_940 (proposed roof top section and elevation); Noise Assessment ref: QF9065-PF6759-RP1_00 dated 22 June 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 A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, all plant and ducting 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 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.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve the installation of a new Air Handling Unit (AHU) at roof level. The proposals originally included the installation of an associated acoustic screen; however, this was removed due to the visual harm caused to the appearance of the listed building after it was established that the screen was not necessary in order for the proposed plant to comply with Camden's noise standards.

The AHU would be located at roof level within the existing plant area. Although the ducting would project fairly high at 2m tall, it would be located adjacent to chiller units of a similar height, and as such, given the sightlines from street

level, the visual impact would be limited. Overall, the development would preserve the character and appearance of the streetscene and the host building and the significance of the listed building.

Due to the location and nature of the proposals, they are not considered to cause any harm to neighbouring amenity in terms of daylight, outlook or privacy.

A noise impact assessment has been prepared; however, due to the Covid-19 pandemic, it was not possible 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 the site taken in 2017 was used for this assessment, to represent the likely noise climate at the identified noise sensitive receiver location. 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.

No comments have been received prior to making this decision. The site's planning history 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 2013.

As such, the proposed development is in general accordance with policies A1, A4, 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 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 written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment