

Application ref: 2019/6355/P
Contact: Thomas Sild
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Date: 9 September 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

Owen Architects Ltd
46 Britton Street
London
EC1M 5UJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**15 Great James Street
London
WC1N 3DP**

Proposal:

Installation of one air-conditioning unit within louvred enclosure above rear extension at fourth floor level

Drawing Nos: 1000 Rev C; 3101 Rev G; 3399-M01 Rev T1; 3399-M02 Rev T1; 3399-M03 Rev T1; 3399-M04 Rev T1; 3399-M06 Rev T1; Ventilation grille profiles dated 20/12/2019; Noise Impact Assessment - Clarke Saunders dated 28/08/2019; Energy & Sustainability Statement Rev 03 dated 06/02/2020 - Impact Sustainability

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 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 1000 Rev C; 3101 Rev G; 3399-M01 Rev T1; 3399-M02 Rev T1; 3399-M03 Rev T1; 3399-M04 Rev T1; 3399-M06 Rev T1; Ventilation grille profiles dated 20/12/2019; Noise Impact Assessment - Clarke Saunders dated 28/08/2019; Energy & Sustainability Statement Rev 03 dated 06/02/2020 - Impact Sustainability

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

- 3 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.

- 4 Before the use commences, the plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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 proposed air-conditioning unit would sit on the roof top of an approved new rear extension, granted permission ref 2019/3871/P. The unit would be screened behind a louvred enclosure and partially sunken to limit its visibility to the surroundings. Internally the ducting and grilles would be installed so as not to result in impact to historic fabric. The enclosure would be modest and discreet in size and location and would not result in harm to the character or appearance of the listed building or surrounding conservation area.

Under Local Plan policy CC2, proposals for air conditioning must demonstrate that relevant points in the cooling hierarchy have been duly considered. The proposals relate to an existing rather than new build building; however the internal refurbishment of the floorspace is being targeted for a BREEAM 'very good' rating. A sustainability report has been submitted which fully addresses the cooling hierarchy. The report notes that due to the intended use of the building, internal heat gains will inevitably be considerable. There is no opportunity to reduce the amount of heat entering the building through shading

given it being a listed building on a constrained site within a conservation area. Given its listed status there are limited opportunities for additional windows and any additional passive ventilation would not enable the floorspace to meet thermal comfort conditions. Mechanical ventilation would require more invasive works to the building and would not provide the floorspace with heating nor cooling. On balance it is considered that, within the context of this application site, the proposal does not benefit from other viable options for cooling the floorspace and this proposal for active cooling is therefore acceptable.

The unit would not be in close proximity to residential use windows and there would be no impact on outlook or daylight to surrounding occupants. An acoustic report has been submitted which identifies the closest residential receptors and demonstrates that with the acoustic enclosure, the unit will meet Council standards on noise levels. Conditions are attached restricting the noise output to within specified limits and requiring anti-vibration measures to be installed.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

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 and to the desirability of preserving or enhancing the character or appearance of the conservation area, under under s.66 and 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 CC2, A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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