

Application ref: 2020/1718/P  
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Date: 28 October 2020

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

Phone: 020 7974 4444

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tp bennett  
1 America Street  
London  
SE1 0NE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**24 and 26 West Street  
London  
WC2H 9NA**

Proposal:

External alterations including installation of air-conditioning unit to rear lightwell of 26 West Street following removal of existing a/c units from Nos 24 and 26.

Drawing Nos: Proposed drawings: D 1101 I1; D 2101 I1; D 2300 I1; D 2302 I1; D 2301 I1; D 2099 I2; D 2201 I2; D 2102 I2; D 2100 I2; 17743.17 P2; 17743.19 P3; 17743.21 P3; 17743.25 P2; 17743.23 P1;

Existing drawings: 17743.02 T1; 17743.03 T1; 17743.04 T1; 17743.20 P2; 17743.18 P2; 17743.5 P2; 17743.22 P1; 17743.24 P1

Proposed Mechanical & Electrical Installations: 5582-M-301 T1; 5582-M-302 T1; 3502 P1 Noise survey and plant noise assessment report prepared by Sandy Brown dated 3 April 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 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:

Proposed drawings: D 1101 I1; D 2101 I1; D 2300 I1; D 2302 I1; D 2301 I1; D 2099 I2; D 2201 I2; D 2102 I2; D 2100 I2; 17743.17 P2; 17743.19 P3; 17743.21 P3; 17743.25 P2; 17743.23 P1;  
Existing drawings: 17743.02 T1; 17743.03 T1; 17743.04 T1; 17743.20 P2; 17743.18 P2; 17743.5 P2; 17743.22 P1; 17743.24 P1  
Proposed Mechanical & Electrical Installations: 5582-M-301 T1; 5582-M-302 T1; 3502 P1, Noise survey and plant noise assessment report prepared by Sandy Brown dated 3 April 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 Before the use commences, the air-conditioning plant shall be operated and provided with sound attenuation as required, in accordance with the Noise survey and plant noise assessment report prepared by Sandy Brown dated 3 April 2020 hereby approved. 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 policy A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting permission

The streamlining of the external appearance of the building on the north and east sides is seen as an improvement by removing a large number of A/C units and associated appendages. The erection of a gantry at low level within the rear lightwell to accommodate new ME installations is not considered to cause harm due to the location away from public view with minimal impact on the setting of the listed building. The application was revised so that the proposed ventilation cowls would be on the less visible rear roof slope. As such, the proposed alterations are considered acceptable and would not cause harm to the historic significance of the listed building.

A noise report has been submitted for the proposed air-conditioning unit. The unit will be installed within the rear lightwell of 26 West Street and will only operate during the office hours. The noise report confirms the unit is capable of meeting the Council's noise limits when operated with the low-noise mode engaged permanently, or with standard mode engaged and an acoustic attenuation package installed. A condition would be included requiring the plant to be mitigated in accordance with the submitted noise report and to ensure the Council's noise thresholds are not breached.

The planning and appeal history of the site has been taken into account when coming to this decision. Two objections were received and duly 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 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 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, CC2, A4 and A1 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2016.

- 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



Daniel Pope  
Director of Economy, Regeneration and Investment