

Application ref: 2020/0941/P
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Date: 1 December 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

Alsop Verrill
2 Milliners House
Eastfields Avenue
London
SW18 1LP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Flaxman Terrace
London
WC1H 9AT

Proposal:

Installation of external roof plant comprising 3 VRV/VRF units and 3 condenser units and erection of associated plant enclosure.

Drawing Nos: Location Plan, Block Plan, Plant Specifications, 20 FT - SE Elevation - V8 -Existing, 20FT - Roof - V8 - Existing, (FT)30 Rev A, 20 FT - Roof - V13 -Proposed - 1:125 Scale, 20 FT - Roof - V13 -Proposed - 1:50 Scale, FT-S-SK-001 Rev 2, Planning Overheating Report by Leonard Engineering Design Associates dated 30/10/2020, Environmental Noise Assessments by The EQUUS Partnership Ltd dated Oct 2020, Planning Statement by alsop verrill dated Feb 2020, Planning Statement Addendum by alsop verrill dated Oct 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:
Location Plan, Block Plan, Plant Specifications, 20 FT - SE Elevation - V8 - Existing, 20FT - Roof - V8 - Existing, (FT)30 Rev A, 20 FT - Roof - V13 - Proposed - 1:125 Scale, 20 FT - Roof - V13 -Proposed - 1:50 Scale, FT-S-SK-001 Rev 2, Planning Overheating Report by Leonard Engineering Design Associates dated 30/10/2020, Environmental Noise Assessments by The EQUUS Partnership Ltd dated Oct 2020, Planning Statement by alsop verrill dated Feb 2020, Planning Statement Addendum by alsop verrill dated Oct 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, plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the details and acoustic report dated October 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 policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

2 Reasons for granting permission:

The roof level currently has 1 existing VRV/VRF unit and can be accessed by a roof window. The proposal is for the installation of 3 VRV/VRF units and 3 condenser units and erection of an acoustic plant enclosure on the second floor.

Due to the restriction of the site, potential for disturbance to the tenants in occupation and the practical difficulties of providing supply/exhaust ventilation to the equipment, it was not feasible to accommodate the proposed plant within the internal envelope of the building.

The size of the external plant units are considered to be acceptable and insignificant when compared to the overall mass of the building. The units would be installed at the northern end of the second floor flat roof near the existing unit and would be enclosed by a 2.8m high timber acoustic screen. Given the revised location and orientation of the enclosure, its height and setback from the eastern elevation by more than 6m, the plant would be barely if at all visible from street level. Overall, the development would not result in an incongruous addition and would not have a harmful impact on the appearance of the host building or streetscene.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

The Council's Environmental Health officer has reviewed the application and is satisfied that the proposal meets the Council's minimum noise level requirements, provided that the mitigation measures of the acoustic screen are implemented. The proposed units would not have a harmful impact on the amenity of neighbouring residential properties in terms of noise, loss of light or outlook and would be considered acceptable.

A detailed planning overheating report has been submitted. It has demonstrated that other methods higher up in the cooling hierarchy would not be effective enough to reduce the risk of overheating within the occupied spaces of the subject office building and that active cooling is necessary. In addition to its cooling function, the proposed plants would also provide additional heating to the building and be about four times the energy efficiency of traditional gas boilers, thus making the existing comparatively energy inefficient gas boilers redundant. Overall, the proposed plants would improve the building's energy efficiency and are a more greener option than what is currently used.

No objections were received prior to making this decision. The site's planning history 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, CC2, D1 and D2 of the Camden Local Plan. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 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
Chief Planning Officer