

Application ref: 2019/6059/P
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Date: 22 December 2020

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

Phone: 020 7974 4444

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

Mr Harry Pelentrides
56
Theobald's Road
London
WC1X 8SF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
56 Theobald's Road
London
WC1X 8SF

Proposal:

Installation of a replacement air-conditioning unit on the side elevation fronting Great James Street (Retrospective).

Drawing Nos: Location Plan, Block Plan, 56/01 and Mechanical Noise Report (dated 25/02/2020 and revised noise information contained in email from William Wright (Acoustic Consultant) from Soundtesting Acoustic Consultancy dated 22/07/2020)

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Nos: Location Plan, Block Plan, 56/01 and Mechanical Noise Report (dated 25/02/2020 and revised noise information contained in email from William Wright (Acoustic Consultant) from Soundtesting Acoustic Consultancy dated 22/07/2020)

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

- 3 The colour of the exterior of the air-conditioning unit hereby approved shall match that of the metal railings enclosing the air-conditioning unit.

the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment 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 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 side elevation of the shop (on Great James Street) has an existing air-conditioning unit installed on ground floor level and is protected by railings. This application is seeking permission for the replacement of the existing air-conditioning unit in the side elevation with a larger air-conditioning unit in the same location. The unit has been installed so the applicant is seeking permission retrospectively.

Due to its corner location, the shop is enclosed by other buildings and does not have any rear access or space. The air-conditioning unit must be outside of the shop in order to operate properly and the existing location is the only outdoor space within the site. Hence, it is not feasible to accommodate the air-conditioning unit within the internal envelope of the building. Whilst permission was not granted for the existing air-conditioning unit, it appears to have been in place at that location for over 10 years.

The replacement air-conditioning unit would have similar footprint to the existing and would only be slightly taller and would be installed at the same location as existing, on the side elevation on Great James Street. The replacement unit would be enclosed by the existing 1.2m high metal railings. The unit is set back from this section of Theobald's Road and whilst it would still be visible from public views, it is not considered to have a detrimental impact on the streetscene and wider Bloomsbury Conservation Area. A condition has been attached to ensure that the exterior colour of the air-conditioning unit matches the metal railings.

The public highway adjacent to the site is considered to not be affected by the proposal and normal pedestrian movement would continue.

The Council's Environmental Health officer has reviewed the application and is satisfied that the proposal meets the minimum noise level requirements. The replacement unit would not have a harmful impact on the amenity of neighbouring residential properties in terms of noise and would be considered acceptable.

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, 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer