

Application ref: 2020/4594/P  
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Date: 15 January 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:  
**101 Camley Street**  
**London**  
**NW1 0NF**

Proposal:  
Installation of a condenser at roof level.

Drawing Nos: 01 AL 0000 001 Rev 02; (01 AP 0010) 019-020; (01 AP 0030) 009,011-012; Additional Roof Condenser Plant - Noise dated 14/09/2020; Cover letter (ref: LJW/GBR/KAT/J10337) dated 05/10/2020; Additional Roof Services dated September 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 if in CA] 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: 01 AL 0000 001 Rev 02; (01 AP 0010) 019-020; (01 AP 0030) 009,011-012; Additional Roof Condenser Plant - Noise dated 14/09/2020; Cover letter (ref: LJW/GBR/KAT/J10337) dated 05/10/2020; Additional Roof Services dated September 2020.

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

- 4 The external noise level emitted from plant/machinery/equipment and mitigation measures shall be as specified in submitted 'Sharps Redmore' acoustic submission, dated 14th September 2020. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

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, 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 Reasons for granting permission.

The site was granted permission in March 2015 (ref. 2014/4385/P) for a mixed use building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace and 121 residential flats. A number of minor-material and non-material amendments have been approved and the majority of the planning conditions and obligations have been discharged. The scheme is substantially completed and aiming to achieve practical completion in the summer of 2021.

The proposal is for an additional condenser at roof level. The unit is required as part of the cooling system in one of the risers. The condenser cannot fit within the existing plant enclosure so is proposed to sit outside of this in a central position on the roof plan. Its principle is considered acceptable as it is not related to comfort cooling.

From a design and heritage perspective, the condenser is not considered to be visually prominent on the roof and it would be amongst other services such as the lift overrun and plant enclosure. On balance it is considered acceptable.

An assessment of the noise emission has been carried out by Sharps Redmore. In summary, the results demonstrate that the level of noise emitted from the new plant to the nearest noise sensitive properties is below the noise limit set at 47dBA. The noise assessment was considered by the Council's Environmental Health Officer and deemed acceptable, subject to conditions. It is therefore not considered that the proposal would have unacceptable noise nor amenity impacts on the perspective occupiers of the development.

No objections were received following statutory consultation. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies D1, D2, A1 and A5 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, the Publication London Plan 2020 and National Planning Policy Framework.

- 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at [www.camden.gov.uk/cil](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for


more advice.

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 blue rectangular background.

Daniel Pope  
Chief Planning Officer