

Application ref: 2020/3489/P
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Date: 20 January 2021

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

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planning@camden.gov.uk
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ISG Ltd
6th floor
Aldgate House,
London
EC3V 0BT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
93 Euston Road
London
NW1 2RA

Proposal: Installation of 4 air conditioning condensing units to rear.

Drawing Nos: Site Location Plan BY105704_140, BY105704_212, BY105704_202, M-001 0, M-002 0, M-010 0. NSL Plant Noise Impact Assessment 87872 Revised 30/09/2020. Site Photographs BY105704.

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 Site Location Plan BY105704_140, BY105704_212, BY105704_202, M-001 0, M-002 0, M-010 0. NSL Plant Noise Impact Assessment 87872 Revised 30/09/2020. Site Photographs BY105704.

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 'Sandy Brown acoustic submission, Ref: NSL Plant Noise Impact Assessment 87872 Revised 30/09/2020.. 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:

This scheme includes the installation of four new air conditioner condensing units to replace three existing units in place in a similar location as proposed. The units shall be positioned in a discreet location within the private service courtyard of the Clifton House block fronting Euston Road, with Bidborough House fronting Bidborough Street to the rear. The courtyard space is accessible via an entrance way from Mabledon Place.

Given the proposed units will replace existing plant in the same location within the private courtyard space, it is not considered the installation would be visually prominent from the public realm and due to the configuration of the new units, following development, there would not be a significant change in the appearance of this site.

The application has been submitted along with a Plant Noise Impact Assessment which identifies the nearest noise sensitive receptor being a window within the courtyard. The Council's Environmental Health Noise Team

have been consulted on the proposed installation and have not raised any objections.

As a safeguarding measure, the decision to approve works shall include conditions to ensure that details specified within the Plant Noise Impact Assessment submitted are implemented in order to protect the amenity of any nearby residential occupiers and the wider neighbourhood.

In this context, and given that the proposal mainly involves the replacement of existing plant in the same location, the proposal is considered to preserve the character and appearance of the building, and not result in an unacceptably adverse impact on the amenity of any residential occupiers in terms of increased noise levels.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, A4, D1, D2 and CC1 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 2 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.
- 3 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).
- 4 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.

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