

Application ref: 2020/5498/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 8 February 2021

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

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:

The Post Building
21-31 New Oxford Street
London
WC1A 1BA

Proposal:

Installation of plant (retrospective) and associated plant enclosure at eighth floor level.

Drawing Nos: P04, TPB-PL-100, TPB-PL-101, TPB-PL-102, 57 MS 101 E, Roof Extract Plant Photos 19/11/2020, Covering letter (Gerald Eve) 23 November 2020, Plant Noise Assessment Report 26946/PNA2.Rev1 (Hann Tucker Associates) 9 October 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 shall be carried out in accordance with the following approved plans:

P04, TPB-PL-100, TPB-PL-101, TPB-PL-102, 57 MS 101 E, Roof Extract Plant Photos 19/11/2020, Covering letter (Gerald Eve) 23 November 2020, Plant Noise Assessment Report 26946/PNA2.Rev1 (Hann Tucker Associates) 9 October 2020.

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

- 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 of the London Borough of Camden Local Plan 2017.

- 3 The mesh screen around the plant hereby permitted must be erected no later than three months from the date of this permission.

Reason: To protect the amenity of neighbouring occupants and to screen the plant, in accordance with Camden Local Plan policies D1 and A1.

- 4 Plant noise

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be as levels set out in the 'Hann Tucker Associates' submitted acoustic assessment Ref: 26946/PNA2.Rev1, dated 9 October 2020 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 Anti-vibration

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 Reason for granting:

The application for the Post Building was granted on 30 March 2015 (2014/5946/P). Plant has since been erected on a roof on the eastern side of the building at level 08 without permission. The applicant is now applying retrospectively to regularise the situation and are including a mesh enclosure, which would match plant enclosures elsewhere on the building.

The plant and enclosure would not be visible from the street and there would therefore be no design impact.

The area of roof where the plant is located was not earmarked for any specific purpose and its use for plant is therefore considered acceptable.

There are no residential properties in close proximity to the plant. A Noise Officer was consulted and has no objection subject to conditions. No objections have been received following statutory consultation.

As such, the proposed development is in general accordance with policies A1, A4 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, London Plan 2020 Published version and the National Planning Policy Framework 2019.

- 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 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer