

Application ref: 2020/4077/P  
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Date: 1 March 2021

**Development Management**  
Regeneration and Planning  
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Tyburn Consulting Limited  
3rd Floor  
128 Mount Street  
London  
W1K 3NU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**1 Rosebery Avenue  
London  
EC1R 4SR**

Proposal:

Relocation of existing external condensers and installation of 3 additional condensers to lower ground and ground floor offices

Drawing Nos: Site Location Plan, 10.157/001 A, 10.157/101 A. Design and Access Statement 20/08/2020, External Condenser Unit Acoustic Assessment Report 21/08/2020.

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 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, 10.157/001 A, 10.157/101 A. Design and Access Statement 20/08/2020, External Condenser Unit Acoustic Assessment Report 21/08/2020.

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

- 4 Before the first use of the condensers, the plant shall be provided with acoustic isolation, and anti-vibration measures. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and or into any neighbouring premises, thus safeguarding the amenities of the [adjoining] premises [and the area generally] in accordance with the requirements of policies A1, A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the first use of the condensers, the air conditioning units shall be provided with sound attenuation in accordance with the External Condenser Unit Acoustic Assessment Report prepared by PC Environmental Ltd dated 21st August 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 policy A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 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.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the installation of external condenser units at lower ground floor level. Three pairs and two single condensers shall be fitted to the south elevation of the host building. Five of these units are relocated from their existing positions on the host building at upper ground floor level.

Given the position of the proposed installation at lower ground floor level and the orientation of the site, the plant will not be noticeable from the public realm.

The proposed layout is considered acceptable, and would not appear out of place in this context of lower ground and ground floor offices. The development would preserve the character of the Hatton Garden Conservation Area, and; works are not considered to cause any harm to the setting of any listed buildings. The Council Conservation Officer raise no objection to the scheme.

The proposed installation has been supported by a noise impact assessment. The Council Environmental Health Officer raise no objection to the scheme, but suggested conditions which have been added to this decision.

Due to the scale of development and location of the plant, it is not considered to adversely impact neighbouring amenity by way of a loss of outlook, daylight, or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with 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).

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 above the typed name.

Daniel Pope  
Chief Planning Officer