

Application ref: 2019/5575/P  
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Date: 19 March 2021

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

Phone: 020 7974 4444

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Bidwells  
25 Old Burlington Street  
London  
W1S 3AN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**2 Alfred Mews**  
**London**  
**W1T 7AA**

Proposal:  
Installation of two AC units and associated screen, and minor internal refurbishment (retrospective).

Drawing Nos: WPD40-01, WPD40-02, WPD40-03 rev B, WPD40-04, WPD40-05 rev A, WPD40-07 rev E, WPD40-08 rev G, WPD40-09 rev E, WPD40-13 rev B, WPD40-14 rev C, WPD40-15 rev B, WPD40-16 rev B, WPD40-17 rev B, WPD40-18, WPD40-19 rev A, WPD40-20 rev A, WPD40-21, WPD40-22 rev E, WPD40-23 rev G, WPD40-24 rev G, WPD40-25 rev A, WPD40-26 rev A, WPD40-28, WPD40-29 rev A, WPD40-34, WPD40-39 rev A, WPD40-42 rev A, WPD40-43, PC6484-EG01, PC6484-EG02, PC6484-E101, PC6484-E102, PC6484-E201, PC6484-E202, C1480/M/03 rev AF, C1480/M/02 rev AF, C1480/M/01 rev AF, Toshiba VRF data sheet, Toshiba Digital Inverter Outdoor data sheet, Polar 54 design guide, Heritage Statement dated October 2019, Design and Access Statement dated October 2019, Noise impact assessment dated 24/10/2019.

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 policies 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: WPD40-01, WPD40-02, WPD40-03 rev B, WPD40-04, WPD40-05 rev A, WPD40-07 rev E, WPD40-08 rev G, WPD40-09 rev E, WPD40-13 rev B, WPD40-14 rev C, WPD40-15 rev B, WPD40-16 rev B, WPD40-17 rev B, WPD40-18, WPD40-19 rev A, WPD40-20 rev A, WPD40-21, WPD40-22 rev E, WPD40-23 rev G, WPD40-24 rev G, WPD40-25 rev A, WPD40-26 rev A, WPD40-28, WPD40-29 rev A, WPD40-34, WPD40-39 rev A, WPD40-42 rev A, WPD40-43, PC6484-EG01, PC6484-EG02, PC6484-E101, PC6484-E102, PC6484-E201, PC6484-E202, C1480/M/03 rev AF, C1480/M/02 rev AF, C1480/M/01 rev AF.

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

- 4 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.

- 5 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 proposals involve the installation of two air conditioning units housed within an aluminium metal screen, and alterations to the modern interior office fit out. The site is a 19th Century industrial warehouse which forms part of the Grade II\* listed Heal and Son department store. While the warehouse itself pre-dates the construction of the department store at time of listing on the 14th May 1974, the coach house was under the same ownership and falls under the curtilage of the listed building. Additionally, the site is located within the Bloomsbury Conservation Area.

The only external alteration would be the installation of the air conditioning units and screening. However, these are located on a small external terrace area which is subject to very limited views from neighbouring buildings. As such, the proposals would preserve the appearance of the Bloomsbury Conservation Area.

Internally, the building has been much altered following the change of use from a factory and warehouse to an office. The overall architectural interest of the building resides in its industrial character, expressed in the fenestration and materiality as well as features such as the hoist to the western facade. Similarly, the roof structure and materials are also expressive of the construction techniques of the period as well as expressing ideas of appropriate decorative treatment for nineteenth century industrial buildings.

The proposals originally included the replacement of the ground floor entrance doors and historic internal doors, however, these were removed from the proposals following concerns raised by the Council's Conservation Officer. As such, the proposals now only involve the removal of modern office partitions, the installation of new partitioning and office furniture, and the installation of new ground floor WCs. The proposed alterations are minor in nature and their impact on the listed building would be limited. The works would not alter the external appearance of the front elevation and would preserve the architectural interest and significance of the building which resides in its industrial character. The Council's Conservation Officer has confirmed the revised proposals are acceptable.

Due to the location and nature of the proposals, they would not harm the amenity of neighbouring residents by way of loss of outlook, daylight/sunlight or privacy.

A noise impact assessment has been submitted in support of the application which has been reviewed by the Council's Environmental Health Officer who confirmed the plant would comply with Camden's noise standards with the specified noise mitigation.

No objections have been received prior to making this decision and the planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest

which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 Planning (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 A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 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 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope  
Chief Planning Officer