

Application ref: 2021/0314/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

Phone: 020 7974 4444

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Perkins + Will  
The White Chapel Building, 10 White  
London  
E1 8QS  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Noho House**  
**30 Cleveland Street**  
**London**  
**W1T 4JD**

Proposal: Installation of two air handling units within lightwell at front (at basement level) and metal grates on lightwell (at ground floor level). Provision of one bike rack at front ground floor level and installation of louvres to windows on first and third floors.

Drawing Nos: T21-PWA-ZZ-00-DR-I: 7101, 7103, 7106, 7107, 7108, 7110, 7114, 7117, 7118, 7119, 7121 A

T21-PWA-ZZ-01-DR-I: 7104, 7111, 7115, 7122

T21-PWA-ZZ-03-DR-I: 7105, 7112, 7116, 7123

T21-PWA-ZZ-B1-DR-I: 7102, 7109, , 7113, 7120

Sheffield stand bicycle rack specification

Energy-Sustainability Note (GDM)

Olympia Bike Rack Specification

Planning Noise Assessment (Sandy Brown LLP)

Louvre/pressure vents (AP Solutions)

Grating Details

Design & Access Statement (Perkins & Will)

The Council has considered your application and decided to grant permission subject to the following conditions:

### **Conditions and Reasons:**

- 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 drawings and documents:

T21-PWA-ZZ-00-DR-I: 7101, 7103, 7106, 7107, 7108, 7110, 7114, 7117, 7118, 7119, 7121 A

T21-PWA-ZZ-01-DR-I: 7104, 7111, 7115, 7122

T21-PWA-ZZ-03-DR-I: 7105, 7112, 7116, 7123

T21-PWA-ZZ-B1-DR-I: 7102, 7109, , 7113, 7120

Sheffield stand bicycle rack specification; Energy-Sustainability Note (GDM); Olympia Bike Rack Specification; Planning Noise Assessment (Sandy Brown LLP); Louvre/pressure vents (AP Solutions); Grating Details; Design & Access Statement (Perkins & Will).

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

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 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 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.

Informatives:

- 1 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).

- 2 Noho House is an Art Deco office building which is not listed or noted as being a positive contributor in the Charlotte Street Conservation Area Appraisal. The provision of railings to front lightwells is noted as being a feature of the Conservation Area. The provision of metal grilles to the lightwells on Cleveland Street and Tottenham Court Road (which would retain their metal railings) would not harm the heritage significance of the building or the character or appearance of the Conservation Area.

The proposed louvres on the windows on the first and third floors would be facing courtyards within the building envelope and not on the street facing elevations. They would not be visible in the public domain and would have no impacts upon the character or appearance of the Conservation Area.

The development is considered to preserve the character and appearance of the Conservation Area. 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 2013.

The two air conditioning units which are proposed in the front lightwells are required for the basement gym and ground floor hall which cannot be ventilated by openable windows.

The Plant Noise Assessment which has been submitted indicates that the noise levels which would be generated would achieve the Council's noise level limits.

Nevertheless conditions are recommended to ensure that the noise levels remain below the ambient levels at neighbouring premises and that anti-vibration measures are undertaken.

The provision of a bicycle parking space in front of the building, at its entrance, would be in accordance with the Council's policies for promoting the use of sustainable transport and it would not impact upon the safety or efficiency of the highway. A Sheffield stand bicycle rack is proposed in accordance with LB Camden requirements.

The development is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The replacement windows and door do not result in any loss of privacy or security and the single storey front extension also does not overshadow, obscure or appear overbearing upon the neighbouring properties.

No letters of objection have been received following statutory consultation. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and policy F1 of the Fitzrovia Area Action Plan. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope  
Chief Planning Officer