

Application ref: 2021/0300/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Email: Charlotte.Meynell@camden.gov.uk
Date: 27 May 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

Rolfe Judd Planning
Old Church Court
Claylands Road
Oval
London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**64 Goodge Street
London
W1T 4NF**

Proposal:

Installation of new plant equipment to the rear including kitchen extract and duct, and condenser units within a plant enclosure on the first floor flat roof.

Drawing Nos: A-000-P1; A-102-P1; A-202-P2; A-301-P1; A-401-P2; P1934-(M3)-4-101 Rev. P2; 24 Hour Environmental Noise Assessment (prepared by QuinnRoss Consultants Ltd, dated 16/01/2021); Cooling Hierarchy Covering Letter (prepared by QuinnRoss Consultants Ltd, dated 10/03/2021); Cover Letter (prepared by Rolfe Judd Planning, dated 22/01/2021).

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: A-000-P1; A-102-P1; A-202-P2; A-301-P1; A-401-P2; P1934-(M3)-4-101 Rev. P2; 24 Hour Environmental Noise Assessment (prepared by QuinnRoss Consultants Ltd, dated 16/01/2021); Cooling Hierarchy Covering Letter (prepared by QuinnRoss Consultants Ltd, dated 10/03/2021); Cover Letter (prepared by Rolfe Judd Planning, dated 22/01/2021).

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

- 4 Prior to the installation of the air conditioning units and kitchen extract hereby approved, detailed drawings of the acoustic enclosures shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be thereafter built in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory and that it preserves the character and appearance of the conservation area in accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical 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.

- 6 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.

The proposed condenser units, kitchen extract and ducting would be located to the rear of the host building, adjacent to existing ducting and extraction equipment on the first floor flat roof and rear elevation of the neighbouring property No. 62 Goodge Street. The proposed ducting to be affixed to the rear elevation of the building would have a brown powder coated finish to match the brickwork and the existing ducting at No. 62, and would be relatively slender in design. The plant equipment would be shielded from public views and it is therefore considered that the proposals would not cause harm to the character and appearance of the host building or wider Charlotte Street Conservation Area. Further details of the appearance of the proposed acoustic enclosures would be secured by condition to ensure the finish is appropriate.

The applicant has submitted a justification for the proposed air source heat pumps in the form of an overheating analysis, which appropriately demonstrates the need for comfort cooling in line with the cooling hierarchy. An acoustic report has been submitted that demonstrates that the proposed condenser units and kitchen extract within acoustic enclosures would not give rise to any unacceptable impact in terms of noise and vibration for neighbouring residents. The Council's Environmental Health Officer has reviewed the acoustic proposals and confirmed that the proposals would comply with the Council's standard noise criteria. Conditions are required to ensure that these noise standards are met and anti-vibration measures are installed, so that the amenities of the surrounding premises and the area generally are safeguarded.

The proposal is not considered to result in any harm to neighbouring amenity in terms of loss of privacy, daylight, outlook or noise levels.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

As such, the proposed development is in general accordance with policies A1, A4, CC2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and of 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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