

Application ref: 2021/2198/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Gerald Eve LLP  
72 Welbeck Street  
London  
W1G 0AY  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**7 Water Lane**  
**Hawley Wharf**  
**London**  
**NW1 8JZ**

Proposal:  
Change of use from Class A1 (Retail) to sui generis substation and all associated external works.

Drawing Nos: A2-1000 rev P2, A2-2210 rev P2, A2-2211 rev P1, A2-2250 rev P3, A2-2251 rev P3, A2-2399 rev P2, A2-2400 rev P1, A2-2401 rev P1, A2-2450 rev P1, A2-2451 rev P2, Noise Assessment dated 12/04/2021, Design and Access Statement dated 28/04/2021, and letter dated 28/04/2021.

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: A2-1000 rev P2, A2-2210 rev P2, A2-2211 rev P1, A2-2250 rev P3, A2-2251 rev P3, A2-2399 rev P2, A2-2400 rev P1, A2-2401 rev P1, A2-2450 rev P1, A2-2451 rev P2, Noise Assessment dated 12/04/2021, Design and Access Statement dated 28/04/2021, and letter dated 28/04/2021.

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 5dB(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 10dB(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 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 proposals involve the change of use of one market retail unit measuring 10 sqm at lower ground floor level of Building A2 to provide a substation (sui generis). The new substation is required due to the need for a site wide power upgrade to facilitate the energy requirements of Hawley Wharf.

Although the Council generally seeks to resist the loss of retail use in Camden Town Centre, the proposals would result in the loss of a very small area of retail which would not impact or harm the function, vibrancy or viability of the town centre.

External works involve the installation of louvered double doors to the Water Lane elevation and an additional egress door to the rear of the substation as a secondary means of access. All external works are proposed to match the existing building, including fairfaced brick walls, mortar joints and metal louvred doors. As such, the visual impact of the works would be limited and the alterations would be in keeping with the character of the existing building, preserving the character and appearance of the building and this part of the Regent's Canal Conservation Area.

Given the location and nature of the proposals, it is not considered that the development would harm the amenity of any adjoining residential occupiers in terms of outlook, privacy or daylight/sunlight impacts as the substation would be located within the existing building.

A Noise Report prepared by Scotch Partners assesses the proposed use of the substation at the site and demonstrates that condition 53 of the wider masterplan permission ref: 2020/0362/P can be complied with. The report demonstrates that noise emissions from the proposed new substation, at the nearest neighbouring noise-sensitive properties, is expected to be 14 dB below the noise emission limits. The report also sets out how the equipment will be maintained and provides equipment specification details. The Council's Environmental Health Officer has reviewed the assessment and confirms the development is acceptable in terms of environmental health.

No objections have been received. The site's planning history was 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 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, D2, TC1, and TC4 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, 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](http://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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer