

Application ref: 2021/0742/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
www.camden.gov.uk/planning

Seesaw Studios
30 Shacklewell Lane
London
E8 2EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Ground Floor Unit
Giles House
Corner of Drury Lane and High Holborn
WC2B 5RA**

Proposal:

Installation of kitchen extraction and filtration system to the ground floor commercial unit with intake and extract grilles located in the covered service passage on High Holborn frontage.

Drawing Nos: Site location plan, SE1584-01/P1, 02/P1, 03/P1, Acoustic Report ref. Report VA3634.210406.NIA by Venta Acoustics, Manufacturers details of R02 Acoustic Silencers by Acoustica, Manufacturers details of CP03 C Series Acoustic Silencers by Acoustica, Manufacturers details of SuperLite - JM Aerofoil Enclosed Spring Vibration Isolators (p. 47), Manufacturers details of Exhaust Unit GBW 560/4, Manufacturers details of Airclean Air Filter, ref. Code AC6/2b Ref 02/09.

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 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, SE1584-01/P1, 02/P1, 03/P1, Acoustic Report ref. Report VA3634.210406.NIA by Venta Acoustics, Manufacturers details of R02 Acoustic Silencers by Acoustica, Manufacturers details of CP03 C Series Acoustic Silencers by Acoustica, Manufacturers details of SuperLite - JM Aerofoil Enclosed Spring Vibration Isolators (p. 47), Manufacturers details of Exhaust Unit GBW 560/4, Manufacturers details of Airclean Air Filter, ref. Code AC6/2b Ref 02/09.

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

- 4 Prior to the commencement of the use of the plant equipment, automatic time clocks shall be fitted to the plant equipment hereby approved, to ensure that the plant equipment only operate between 8am and 11pm. The timer equipment shall thereafter be permanently retained and maintained.

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 of the equipment, details shall be submitted to and approved in writing by the Council of a suitable cleaning schedule and/or maintenance contract for the intake and extract system and odour control system. The approved details shall be implemented prior to use of the equipment and thereafter be permanently retained.

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.

- 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.

- 7 Prior to use, machinery, plant or equipment 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.

- 8 The plant shall be fitted with noise mitigation measures as specified in the acoustic report hereby approved.

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 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 Reasons for granting permission.

The application relates to the ground floor unit of the 10-storey Travelodge Hotel on the corner of High Holborn and Drury Lane. The building is not located in a Conservation Area, although the boundaries of Seven Dials Conservation Area and Bloomsbury Conservation are nearby. The unit is occupied by a Class E sandwich bar.

It is proposed to install air handling equipment within the unit, and planning permission is sought for the installation of two louvres to the wall of the undercroft at ground floor level, one for intake, one for extract.

While there are no permanent residents nearby, the site boundary of a hall of residence of the London School of Economics is located 5.3m to the west along High Holborn.

The proposal would not impact on nearby occupiers by virtue of noise. The Council's Environmental Health officer has assessed the applicant's acoustic report and confirms that the proposal would be in accordance with the Council's standards on noise levels, provided that mitigation measures are installed as specified in the acoustic report. It is noted that the hotel already has a significant amount of mechanical plant. A consultation response was received from the Covent Garden Community Association, who requested that conditions be added to control the hours of use of the equipment and to ensure

maintenance and filtration.

The louvres would be located at a high level within the undercroft and set back from the street. As a result there would be no impact on the visual appearance of the building, the street or the nearby conservation areas.

Special regard has been attached to the desirability of preserving or enhancing the nearby Conservation Areas under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light or outlook.

An objection/comment has been received prior to making this decision but was since withdrawn following agreement to impose suitable conditions. This and the planning history of the site and surrounding area were taken into account.

Thus the proposal is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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 2021.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer