

Application ref: 2020/3011/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Phone: 020 7974 4444

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Hazle McCormack Young LLP  
Leap House  
Frog Lane  
Tunbridge Wells  
TN1 1YT  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Huntley Centre**  
**4 St Pancras Hospital**  
**St Pancras Way**  
**London**  
**NW1 0PE**

Proposal: The installation of 12 no total condensing units to the external walls between ground and first floor levels, at the same height as the existing installed condensing units.

Drawing Nos: 0100 Rev P1,, 0110 Rev P1, 0111 Rev P1, 0112 Rev P1, 0113 Rev P1, 0121 Rev P1, 0123 Rev P1, 3000 Rev P1, 3001 Rev P1, 3002 Rev P1, 3003 Rev P1, 3010 Rev P1, 3011 Rev P1, 3012 Rev P1, 3013 Rev P1, 3002 Rev P1, 1004 Rev T4, Design and Access Statement, Condenser Noise Impact Assessment

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 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: 0100 Rev P1,, 0110 Rev P1, 0111 Rev P1, 0112 Rev P1,0113 Rev P1, 0121 Rev P1, 0123 Rev P1, 3000 Rev P1, 3001 Rev P1, 3002 Rev P1, 3003 Rev P1, 3010 Rev P1, 3011 Rev P1, 3012 Rev P1, 3013 Rev P1, 3002 Rev P1, 1004 Rev T4, Design and Access Statement, Condenser Noise Impact Assessment

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 Before the use commences, the machinery, plant or equipment and ducting at the development shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1, A4, D1 and CC1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site relates to a four-storey detached property, comprising the Huntley Centre Part of the St Pancras Hospital NHS foundation Trust. The site lies within the Kings Cross & St Pancras Conservation Area. As an unlisted building the Huntley Centre building does not make a positive contribution to the special character and appearance of the area (Conservation Area

statement 2004). The proposal includes the installation of 12 new Air condenser plant equipment to rear, and side elevation of host building.

The proposed works would install a new ventilation system within the building to bring in fresh air to the main circulation areas and shared spaces communal space as well as external AC units. The proposed condenser units will be fitted to the external walls of the buildings along the eastern, western and southern elevations. The plant equipment would most face internal courtyards within the estate, with the exception of those proposed on the southern elevation which would face St Pancras Gardens. Given their location on the host building's elevations, officers consider the proposed units would mostly be screened from public view and not form visually obtrusive features.

Furthermore, the proposed units would be viewed alongside existing plant equipment on the same elevation and as such would not appear out of character when viewed from the windows of neighbouring properties. The proposed condenser units would be positioned in a way as to not block the views of the rear elevation windows. Given the limited visibility of the proposed units and the utilitarian nature of the building they would be fixed to, it is considered that the proposed units would have a neutral impact on the character and appearance of the Kings Cross & St Pancras Conservation Area

The Council's Environmental Health officer has reviewed the application and raised no objection. The external noise level emitted from the plant equipment and anti-vibration measures would be secured by condition to safeguard the amenity of occupiers of the development site/ surrounding premises. It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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

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.

As such, the proposed development is in general accordance with policies A1, A4, CC1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 2 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.

- 3 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.

- 4 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).

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



Daniel Pope  
Chief Planning Officer