

Application ref: 2021/3449/P  
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Date: 12 October 2021

**Development Management**  
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Tibbalds Planning and Urban Design Ltd.  
19 Maltings Place  
169 Tower Bridge Road  
London  
SE1 3JB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**20-23 Greville Street**  
**London**  
**EC1N 8SS**

Proposal:

Details of plant machinery and noise report required by condition 15 of planning permission reference 2018/0910/P dated 19/06/2019 for the 'Change of use of existing office (Class B1a) use at basement, ground floor and 1st floor to retail/restaurant (Class A1/A3) use; demolition of existing 5th floor plant room and erection of new 2 storey roof extension for office use; erection of 5 storey rear extension; infill of rear lightwell to create cycle storage and changing facilities at basement level; external alterations including new facade and glazing, and associated works.'

Drawing Nos: Plant noise assessment ref: 21187-R01-A dated 1 July 2021, Outdoor unit specifications, Outdoor unit performance data, VES Technical specification sheet, drawing ref: HTS-XX-RF-DR-M-57-107 rev P02, Technical Note rev A dated 09/07/2021.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 Reasons for granting approval-

Condition 15 requires details of plant machinery and a noise report to be

submitted prior to the installation of any items of fixed plant, and for the details to demonstrate that the external noise level emitted from plant will be lower than the lowest existing background noise level by 10 or 15dBA as appropriate.

The applicant has submitted an acoustic assessment as per the condition. The assessment of the noise emissions from the proposed plant items has been undertaken at the nearest noise sensitive premises, and details of mitigation measures necessary to comply with the requirements of condition 15 have been set out in the report.

The details have been reviewed by the Council's Environmental Health Officer who has confirmed that the mitigation measures would be sufficient to ensure that noise emissions from the proposed plant will not exceed the requirements of Condition 15 at any time and would therefore be compliant with the condition.

The condition also requires a post-installation noise assessment to be carried out to confirm compliance with the noise criteria and identify any additional measures to mitigate noise if necessary. As such, it is recommended that this condition is partially discharged.

One comment was received prior to determination with concerns relating to noise disturbance from plant machinery. As discussed above, it is considered that the details would comply with Camden's noise standards.

The full impact of the proposed development has already been assessed.

As such, the submitted details are sufficient to ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from plant in accordance with policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 2 The following conditions require details to be submitted and approved prior to occupation of the development: 11 (Solar PV details), 12 (Air-source heat pump details), 15 (Post-installation noise assessment).

Details have been submitted to discharge conditions 3 (detailed drawings/samples) and 8 (SUDS) and are pending determination.

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 positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer