

Application ref: 2021/1561/P  
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Date: 14 October 2021

**Development Management**  
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Sharon Chen Cooper  
The Cavendish School  
31 Inverness Street  
London  
NW1 7HB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**31 Inverness Street  
London  
NW1 7HB**

Proposal:

Installation of air condenser unit on roof of school gym store.

Drawing Nos: Acoustic report by ParkerJones acoustics 1st Issue 23rd March 2021.

Site location plan. Unnumbered Ground Floor/1st Floor drawings; Photos with location of proposal indicated.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Acoustic report by ParkerJones acoustics 1st Issue 23rd March 2021.  
Site location plan. Unnumbered Ground Floor/1st Floor drawings; Photos with location of proposal indicated.

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

- 3 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.

- 4 Before the use commences, the air-conditioning plant 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 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 plant equipment, to serve the school IT room, would be located on a flat roof in the centre of the school. It would not be visible from the public realm and the development would cause no harm to the character and appearance of the Camden Town Conservation Area (CA). The Camden Town CA Advisory Committee have raised no objection to the proposals on account of the discrete location. The proposals are acceptable in terms of policies D1 and D2 of the local plan.

Despite its elevated location on a first floor roof, the surrounding school buildings would screen the plant noise from the nearest residential properties. The submitted acoustic report states that the predicted noise emissions would be comfortably below the Camden's noise standards and expected to be at least 10 dB, if not 20 dB below pre-existing baseline noise levels outside the nearest residential window. The report states that the required noise levels would be achieved without additional mitigation measures such as acoustic screens. Subject to a condition requiring that the plant equipment always achieves the necessary noise standards when in operation, the proposals would not cause harm to local residential amenity. Due to its small size and location it is also unlikely to cause harm to the teaching environment within

the school. Condition 4 would require anti-vibration isolators and mounting in order to avoid opportunities for vibration-borne noise nuisance.

Special attention has been paid to the desirability of preserving or enhancing the character and 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, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 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 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