

Application ref: 2021/5687/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 14 January 2022

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

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Queen Square House
Queen Square
London
WC1N 3BG

Proposal:

Installation of a new air handling unit (AHU) and associated support gantry, installation of secondary glazing adjacent to the new AHU, removal of existing roller shutter doors and replacement with new insulated wall infill, two new external doorsets, new external handrail, and associated works.

Drawing Nos: 6773- L(00)20 rev P01, 6773- L(1-)10 rev P01, 6773- L(2-)11 rev P01, 6773- L(2-)10 rev P01, 6773- L(1-)25 rev P01, 6773- L(2-)15 rev P01, 6773- L(2-)16 rev P01, 6773- A(22)11 P01, 6773- A(2-)22 rev P01, 1907-FM-242-01-DR-M-5700 rev R2, nuaire summary fan data sheet, Plant Noise Impact Assessment ref: AF/EC17480-3, letter dated 17 November 2021, Design & Access Statement ref: 6773.

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: 6773- L(00)20 rev P01, 6773- L(1-)10 rev P01, 6773- L(2-)11 rev P01, 6773- L(2-)10 rev P01, 6773- L(1-)25 rev P01, 6773- L(2-)15 rev P01, 6773- L(2-)16 rev P01, 6773- A(22)11 P01, 6773- A(2-)22 rev P01, 1907-FM-242-01-DR-M-5700 rev R2, nuaire summary fan data sheet, Plant Noise Impact Assessment ref: AF/EC17480-3, letter dated 17 November 2021, Design & Access Statement ref: 6773.

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

- 3 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.

- 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 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.

Informative(s):

- 1 Reasons for granting permission.

The application site is used for education purposes by UCL and is located in a mixed commercial and residential area where it is surrounded by several university and medical buildings such as the National Hospital for Neurology and Neurosurgery (NHNN) and Great Ormond Street Hospital for Children. The

proposal is for the installation of a new air handling unit (AHU) which is to be located in an existing plant area/lightwell at the rear (south) of the site at first-floor level.

The proposed works are required in order to upgrade the building to meet UCLs requirements and to be able to provide new accommodation for clinical trials. In addition to the installation of a new AHU, the proposals include the addition of new secondary glazing, two new external doorsets to comply with fire regulations, the removal of roller shutter doors and their replacement with new insulated wall panels, and a new external handrail to the entrance ramp.

The proposed location for the new AHU is within a lightwell formed between three buildings (Queen Square House and two wings of the NHNN building) so will not be highly visible from the public realm. Due to the size of the unit and the positioning of surrounding plant, a gantry is proposed to support the new AHU. The adjacent window would be fitted with frosted secondary glazing to provide fire resistance and acoustic attenuation. The structure would be located within an existing plant space containing a significant quantity of plant, including several large AHUs and multiple condenser units. Although it would be visible from a very limited number of private viewpoints, given the existing appearance of this area, the proposals would not significantly impact the appearance of the building, the setting of the neighbouring Grade II listed NHNN building, or this part of the Bloomsbury Conservation Area.

Other works include the replacement of roller shutters with solid walls to match the existing adjacent walls which is considered to improve the appearance of the building in this location, and the installation of two new doorsets to meet fire safety requirements. They would be similar in appearance to existing doors and would therefore preserve the appearance of the building. A new handrail is proposed to the entrance ramp which is a very minor alteration causing no harm to the appearance of the building or street scene.

Due to the location and nature of the proposals, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy. A plant noise assessment prepared by EEC Ltd. assessed the impact of the proposed equipment in terms of noise emissions on the worst affected neighbouring residential window. The report has been reviewed by the Council's Environmental Health Officer who confirms the calculations show that the noise emission levels of the proposed plant meet the Local Authority criteria during the operating period with specified mitigation and should not have an adverse impact on the nearest sensitive receivers. Approval shall be subject to conditions requiring compliance with Camden's noise standards.

No objections were received prior to the determination of this application. The planning history of the site has been 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 2013.

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

- 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) 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 positioned above the printed name.

Daniel Pope
Chief Planning Officer