

Application ref: 2021/6277/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 16 February 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
72 Welbeck Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**30 Guilford Street
London
WC1N 1EH**

Proposal:

Installation of plant equipment in external front lightwell and associated works.
Drawing Nos: 2010-BMJ-ZZ-LGF-DR-A-0001, 2010-BMJ-ZZ-LGF-DR-A-0002, 2010-BMJ-ZZ-LGF-DR-A-0011, 2010-BMJ-ZZ-LGF-DR-A-0022, 2010-BMJ-ZZ-LGF-DR-A-0021, 2010-BMJ-ZZ-LGF-DR-A-0031, 2010-BMJ-ZZ-LGF-DR-A-0012, 2010-BMJ-ZZ-LGF-DR-A-0023, 2010-BMJ-ZZ-LGF-DR-A-0024, 2010-BMJ-ZZ-LGF-DR-A-0032, Plant Noise Impact Assessment ref EEC/EC18666-4 dated 15.10.2021, Design and Access Statement dated November 2021, and letter dated 21/12/2021.

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: 2010-BMJ-ZZ-LGF-DR-A-0001, 2010-BMJ-ZZ-LGF-DR-A-0002, 2010-BMJ-ZZ-LGF-DR-A-0011, 2010-BMJ-ZZ-LGF-DR-A-0022, 2010-BMJ-ZZ-LGF-DR-A-0021, 2010-BMJ-ZZ-LGF-DR-A-0031, 2010-BMJ-ZZ-LGF-DR-A-0012, 2010-BMJ-ZZ-LGF-DR-A-0023, 2010-BMJ-ZZ-LGF-DR-A-0024, 2010-BMJ-ZZ-LGF-DR-A-0032, Plant Noise Impact Assessment ref EEC/EC18666-4 dated 15.10.2021, Design and Access Statement dated November 2021, and letter dated 21/12/2021.

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 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 comprises the Institute of Child Health which is in education use and occupied by UCL. The proposals involve the installation of external plant within the existing lightwell to the northern street elevation. The plant is needed to provide a suitable environment for equipment within a new refurbished freezer store within the building. A new electrical and mechanical ventilation system is required as the necessary environmental conditions cannot be achieved with the existing services infrastructure or natural ventilation.

The external works would comprise the removal of two existing wall-mounted condensers and their replacement with three new wall-mounted condensers; the replacement of three glass window panels with new louvres incorporating two new galvanised metal extract ducts; and associated pipe work connections. All works would be within the lightwell below street level but the

two emergency extract ducts will be slightly higher than the lightwell, raising above the pavement by about 300mm. However, they would be screened behind the existing railings in a similar manner to other existing ducts in the lightwell.

Given the proposed plant would be located within an existing area of plant with a utilitarian appearance and predominantly set below pavement level, the proposed development is considered to have a low visual impact in this context and would preserve the character and appearance of the building, streetscene and this part of the Bloomsbury Conservation Area.

Due to the location and nature of the proposals, they would not harm neighbouring amenity by way of loss of outlook, daylight or privacy. A noise impact assessment has been submitted with the application which demonstrates that the noise emissions from the proposed plant will be at least 10dBA below background noise levels in accordance with Camden's requirements. Compliance with this shall also be secured by condition.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer