

Application ref: 2021/5743/P  
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Date: 6 April 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
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London  
WC1H 9JE

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Chassay & Last Architects  
BERKELEY WORKS  
BERKLEY GROVE  
LONDON  
NW1 8XY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**98 Hatton Garden**  
**London**  
**EC1N 8NX**

Proposal: Replacement existing AC unit on ground floor rear elevation.  
Drawing Nos: E301 rev P1, E302 rev P1, Planning Compliance Report 23582.PCR.01  
dated 04.11.2021.

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: E301 rev P1, E302 rev P1, Planning Compliance Report 23582.PCR.01 dated 04.11.2021.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:1997 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration 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 is for the replacement of an air conditioning (AC) unit at ground floor level in the external courtyard on the rear façade of 98 Hatton Garden, to service the property's basement level office. To the north the site is bounded by residential properties and Greville Street, to the west mixed-use commercial, residential, and retail properties, to the south mixed-use commercial and residential properties, and to the east Hatton Garden. The proposal is to replace an existing 600mm by 900mm by 370mm wall-mounted AC unit with another larger wall-mounted unit measuring 996mm by 960mm by 370mm.

In terms of design and massing the unit sits as part of an existing group of 7 units and therefore a modest increase in height of approximately 400mm and in width of 60mm is not considered to have any substantial visual impact but rather is perceived as a marginal increase. The unit would be similar in design to the unit it is replacing and those it will sit among, and therefore would not be out of character or detract from its immediate surroundings, the host building on which it will be fixed or the wider conservation area. The unit will not be visible from the public realm.

In terms of neighbouring amenity, a noise impact assessment has been submitted in support of the proposed plant unit and has been reviewed by the council's Environmental Health team who consider the scheme acceptable, subject to two compliance conditions to ensure the plant is designed as specified in the submitted acoustic assessment report. The closest noise sensitive receiver to the proposed installation location has been identified as being a residential window of a first floor residential property to the north. Appropriate noise guidelines have been followed and the noise limits submitted have been adequately calculated, therefore there is no negative impact on the amenity of residential receivers expected.. There would not be significant change to the unit in terms of projection and therefore it will not have any impact on outlook, daylight or sunlight to any nearby properties.

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.

No objections were received during the course of this application. The site history and relevant appeal decisions have also been considered.

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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer