

Application ref: 2021/4868/P
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Date: 12 April 2022

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

Hale Brown Architects
Studio 1.04 Edinburgh House
170 Kennington Lane
London
SE11 5DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32 Percy Street
London
W1T 2DE

Proposal:

Installation of 4 air source heat pump units to roof valley on supporting steelwork (following removal of an existing air conditioning unit), removal and replacement of rooflights and roof glazing to rear ground floor extension and above rear lightwell with revised configuration; installation of new rooflight to replace existing dormer to allow roof access; addition of new doors to front and rear basement vaults to provide new storage areas; and addition of sedum cassettes to rear 1st floor roof.

Drawing Nos: (SP)001 PL1; (EX)099 PL1, 100 PL1, 101 PL1, 102 PL1, 103 PL2, 104 PL1, 200 PL1, 201 PL1, 300 PL1, 301 PL1, 302 PL1; (GA)099 PL1, 100 PL2, 101 PL1, 102 PL1, 103 PL1, 104 PL2, 200 PL1, 201 PL1, 300 PL1, 301 PL2, 302 PL1, 310 PL1; M&E Services Drawings Pack from Taylor Project Services dated September 2021; Structural Drawings Pack from LIM Engineering Ltd. dated September 2021; Design, Access & Heritage Statement from Hale Brown Architects received 05/10/2021; Noise Impact Assessment from Clarke Saunders Acoustics (ref. AS8523.210928.NIA) dated 30/09/2021; Energy & Sustainability Statement from Taylor Project Services dated 11/03/2022; Natural Ventilation & Overheating Assessment from Taylor Project Services (ref. 1727/Environmental) dated 01/03/2022; Daikin Outdoor Heat Pump Specification (RXYSCQ-TV1); Internal Fan Coil Details; Sedum Roof Details (MobiRoof-ECO) from Mobilane & Maintenance Details received 25/02/2022.

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: (SP)001 PL1; (EX)099 PL1, 100 PL1, 101 PL1, 102 PL1, 103 PL2, 104 PL1, 200 PL1, 201 PL1, 300 PL1, 301 PL1, 302 PL1; (GA)099 PL1, 100 PL2, 101 PL1, 102 PL1, 103 PL1, 104 PL2, 200 PL1, 201 PL1, 300 PL1, 301 PL2, 302 PL1, 310 PL1; Structural Drawings Pack from LIM Engineering Ltd. dated September 2021; MEP Services Drawings Pack from Taylor Project Services dated April 2022; Design, Access & Heritage Statement from Hale Brown Architects received 05/10/2021; Noise Impact Assessment from Clarke Saunders Acoustics (ref. AS8523.210928.NIA) dated 30/09/2021; Energy & Sustainability Statement from Taylor Project Services dated 11/03/2022; Natural Ventilation & Overheating Assessment from Taylor Project Services (ref. 1727/Environmental) dated 01/03/2022; Daikin Outdoor Heat Pump Specification (RXYSCQ-TV1); Internal Fan Coil Details; Sedum Roof Details (MobiRoof-ECO) from Mobilane & Maintenance Details received 25/02/2022.

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 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 BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of nearest neighbouring noise sensitive receptors in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to first use, all approved machinery, plant or equipment shall be provided with acoustic isolation and anti-vibration measures as necessary, and thereafter shall be permanently retained and maintained in accordance with the manufacturers' recommendations.

Reason: To prevent the transmission of noise and vibration throughout the building and/or into any neighbouring premises, thus safeguarding the amenities of the surrounding premises and area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to first use of the 4 air source heat pump units hereby approved, all air conditioning units and associated equipment identified to be replaced at roof level as part of this approval, shall be removed.

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 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).
- 2 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.
- 3 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 centered on the page.

Daniel Pope
Chief Planning Officer