

Application ref: 2022/1135/P  
Contact: Laura Dorbeck  
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Date: 10 May 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](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://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:  
**31 Leigh Street**  
**London**  
**WC1H 9EP**

#### **Proposal:**

Installation of louvres to ground floor facade above existing window bays and associated works.

Drawing Nos: 443/01/2, 2065-FM-443-00-DR-M-8004 P01, 2065-FM-443-XX-DR-M-8002 P01, 2065-FM-443-00-DR-M-8003 P01, 2065-FM-443-XX-DR-M-8000 P01,  
Photograph of sample panel provided by email dated 10/05/2022, Gilberts louvres specification sheet, cover letter dated 16/03/2022.

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: 443/01/2, 2065-FM-443-00-DR-M-8004 P01, 2065-FM-443-XX-DR-M-8002 P01, 2065-FM-443-00-DR-M-8003 P01, 2065-FM-443-XX-DR-M-8000 P01, sample panel provided by email dated 10/05/2022, Gilberts louvres specification sheet.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The application site is a fairly modern student accommodation building with flexible university space at ground floor level. The proposals seek permission for the installation of louvred panels to six ground floor windows fronting Cartwright Gardens and Leigh Street. The requirement has come about following a post-covid review of the existing M&E which has identified that the site is under-ventilated. The existing M&E is proposed to be modernised with the majority of the new equipment being located internally within the flexible university space at ground floor level and as such, does not require planning permission. The proposals relate only to the new external louvres which would provide air intake and extract for the ventilation system to ensure adequate ventilation and improve the quality of the internal space.

The louvres would be constructed of a bronzed aluminium to match the existing window frames. The existing windows feature a metal window header measuring 2.2m wide and 0.4m tall above the window opening. The new louvres would be installed in place of the window header and sized to match. A sample panel has been provided demonstrating that the new louvres would be the same colour, quality, and sheen as the existing panels, and as such, it is not necessary to secure final details by condition. Given they would be the

same colour, size, material and location as the existing metal panels, the visual impact would be limited and the proposals would preserve the character and appearance of the host 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. The louvres are for air intake and extraction only, and have been designed with attenuation on air discharge and intake to minimise noise transfer via the air intake and exhaust grilles. A condition shall secure compliance with Camden's noise standards and as such, there would be no harm to neighbouring amenity by way of noise disturbance.

One comment was received prior to determination querying the nature of the ventilation and whether it would impact neighbouring residents and passers-by. The applicant has confirmed the system is for supply and extract to/from office and teaching space and is therefore not contaminated in any way. It does not extract from toilets, kitchens or labs and there is no requirement for it to be filtered before it extracts. The air is only extracted from the space it serves which is the ground floor open plan space, and it would only operate when the space is occupied.

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](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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer