

Application ref: 2021/6010/P
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Date: 27 June 2022

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

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www.camden.gov.uk/planning

JD Services
Bourne Industrial Park, Unit 5 Mulb
Bourne Road
Crayford
Dartford
DA1 4BF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**222 Gray's Inn Road
London
WC1X 8HB**

Proposal:

Installation of 4 new air conditioning units on the roof of the building and associated pipework (RETROSPECTIVE).

Drawing Nos: JDS-KNT-003 OP3 rev 3; JDS-KNT-RF OP3 rev 03; Plant noise assessment prepared by Aran Acoustics dated 02/07/2021; Photo schedule; Scope of works prepared by JDS dated 01/10/2020.

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 shall be carried out in accordance with the following approved plans JDS-KNT-003 OP3 rev 3; JDS-KNT-RF OP3 rev 03; Plant noise assessment prepared by Aran Acoustics dated 02/07/2021; Photo schedule; Scope of works prepared by JDS dated 01/10/2020.

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

- 2 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 of the London Borough of Camden Local Plan 2017.

- 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.

Informative(s):

- 1 Reasons for granting permission.

The air conditioning units would be located on the flat roof of a 7 storey commercial building. They have been installed and permission is sought retrospectively. The units would be set away from the parapets of the building and would be set behind other existing roof level plant equipment. The Bloomsbury Conservation Area lies to the west of the site. The units would not be visible from longer views from surrounding streets due to their height (1.5m) and location on the roof. They would not have an impact on the character and appearance of the streetscene nor from views from the conservation area. The external pipework would extend from 2nd floor level to the roof top on the rear elevation of the building. This elevation of the building faces onto an internal infilled courtyard area and would only be seen from windows within the application building. The pipework would be next to existing pipework and would not screen any window openings. The proposal would not have a detrimental impact on the character or appearance of the building or the surrounding streetscene and would be considered acceptable.

The building is mainly surrounded by other commercial buildings with the closest residential dwelling located opposite the application site at no. 115 to 119 Gray's Inn Road (approximately 23m to the west). The air conditioning units would not have an adverse impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight or loss of privacy.

The submitted Plant Noise Assessment indicates that the noise levels which would be generated would achieve the Council's noise level limits. A standard noise condition would be attached to ensure that units continue to operate below the ambient levels at neighbouring premises in line with the findings in the report.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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

- 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 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).
- 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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer