

Application ref: 2022/0542/P  
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Date: 26 July 2022

**Development Management**  
Regeneration and Planning  
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DP9 Ltd  
100 Pall Mall  
London  
SW1Y 5NQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Arthur Stanley House  
40 - 50 Tottenham Street  
London  
W1T 4RN**

Proposal:

Installation of emergency smoke extract plant equipment with additional plant screening and installation of satellite antenna at roof level (8th floor).

Drawing Nos: (00)\_P108 P06, (00)\_P109 P06, (00)\_P200 P05, (00)\_P201 P05, (00)\_P202 P06, (00)\_P203 P07, (00)\_P303 P05.

Cover letter (DP9) dated 4th February 2022, Acoustic Report M001-C (Sandy Brown) dated 4th February 2022, Consultant's Advice Note (Affinity).

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:  
(00)\_P108 P06, (00)\_P109 P06, (00)\_P200 P05, (00)\_P201 P05, (00)\_P202 P06, (00)\_P203 P07, (00)\_P303 P05.  
Cover letter (DP9) dated 4th February 2022, Acoustic Report M001-C (Sandy Brown) dated 4th February 2022, Consultant's Advice Note (Affinity).

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 emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.

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.

- 5 Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

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.

- 6 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.

- 7 Before the use commences, the plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme and recommendations of the acoustic report hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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 Reason for granting permission:

The refurbishment, reconfiguration and extension of Arthur Stanley House was approved by planning permission reference 2017/4306/P dated 30th August 2018.

The current application is for additional stand-alone plant that would be located at roof level on the 8th floor. The proposed plant is required due to changes to fire safety legislation. The plant would provide smoke extract to the stair core. The plant would only be operational during emergencies as well as for testing. The proposed plant would be located towards the south-eastern corner of the roof, near the junction of Tottenham Mews and Tottenham Street. The plant screen that was previously approved, featuring 'hit and miss' bricks, would be extended around this plant. The proposed plant would therefore not be visible from the street. The plant screen would match the approved design and, given its size and location, is considered acceptable in design and conservation terms.

The application also includes the installation of a satellite antenna at roof level which would be located within an approved plant enclosure. Given this context, it would not be visible and therefore will not have any visual impact.

A Noise Report has been submitted as part of this application, which has been assessed by the Council's Environmental Health Officer, who is satisfied that it would not cause any noise nuisance subject to conditions on noise and a condition limiting the hours of testing.

The proposal would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy or noise disturbance.

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 prior to making this decision. The planning history of the site was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A3, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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