

Application ref: 2022/2566/P
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Date: 28 July 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
www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29-39 Brunswick Square
London
WC1N 1AX

Proposal:
Installation of two external flues at School of Pharmacy and associated works.

Drawing Nos: UCL School of Pharmacy Red Line Plan, 2029-FM-131-XX-DR-M-8012 P01, 2029-FM-131-00-DR-M-8004 P01, 2029-FM-131-01-DR-M-8005 P01, 2029-FM-131-02-DR-M-8006 P01, 2029-FM-131-03-DR-M-8007 P01, 2029-FM-131-04-DR-M-8008 P01, 2029-FM-131-05-DR-M-8009 P01, 2029-FM-131-ZZ-DR-M-8010 P01, 2029-FM-131-XX-DR-M-8011 P01, Mechanical Services Specification ref: 2029-FM-131-ZZ-SP-M-0002 version T02 dated 9 May 2022 and cover letter dated 10 June 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:

UCL School of Pharmacy Red Line Plan, 2029-FM-131-XX-DR-M-8012 P01, 2029-FM-131-00-DR-M-8004 P01, 2029-FM-131-01-DR-M-8005 P01, 2029-FM-131-02-DR-M-8006 P01, 2029-FM-131-03-DR-M-8007 P01, 2029-FM-131-04-DR-M-8008 P01, 2029-FM-131-05-DR-M-8009 P01, 2029-FM-131-ZZ-DR-M-8010 P01, 2029-FM-131-XX-DR-M-8011 P01, Mechanical Services Specification ref: 2029-FM-131-ZZ-SP-M-0002 version T02 dated 9 May 2022 and cover letter dated 10 June 2022.

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

- 3 The external flues hereby approved shall be colour matched to the existing adjacent brickwork as closely as possible prior to their use.

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.

Planning permission is sought for the installation of two external stainless steel boiler flues to the rear of UCL's School of Pharmacy (Class F1 education use). The flues would rise from the sub-basement level and would be partially routed via an existing brick chimney, before rising externally to roof level. The additional flues are required as the existing flue/brick chimney is in a very poor and unstable condition, with the majority unsuitable for further use.

The flues would be located within an area which already features a number of items of plant and extraction flues given the existing use of the building. The flues have been positioned against the rear elevation to minimise their visual impact as far as possible, and where they are visible in limited public views,

they would be read within the context of the existing plant serving the School of Pharmacy. The flues would also be powder coated to match the appearance of the rear elevation as closely as possible to further minimise their visual impact. Other associated works are proposed such as the installation of replacement boilers, but as these involve internal alterations, they do not require planning permission.

The proposals have been reviewed by the Council's Conservation Officer who has no objection to the works and considers them to preserve the character and appearance of the building and this part of the Bloomsbury Conservation Area.

Given the flues provide exhaust for boilers, there are unlikely to be any harmful noise impacts; however, permission shall be subject to a condition securing compliance with the Council's noise standards. The flues also would not cause harm to neighbouring amenity by way of loss of light, privacy or outlook.

No objections were received prior to determination, and the Bloomsbury CAAC confirmed they have no comments.

The planning history of the site has been taken into account when coming to this decision and 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 (ERR) 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) 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 of the signatory.

Daniel Pope
Chief Planning Officer