

Application ref: 2022/1927/P
Contact: Nora-Andreea Constantinescu
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Date: 2 August 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
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
338 Euston Road
London
Camden
NW1 3BG

Proposal:
Installation of ventilation louvres on levels 6, 7 and 8 on north elevation of building.

Drawing Nos: EUS-GEN-XX-XX-DR-A-010000; EUS-GEN-XX-ZZ-DR-A-130000 Rev A; EUS-GEN-XX-06-DR-A-120160; EUS-GEN-XX-07-DR-A-120170; EUS-GEN-XX-08-DR-A-120180; EUS-GEN-XX-ZZ-DR-A-230000; Covering letter dated 2 May 2022 by GeraldEve; Noise Assessment 28 April 2022 by ARUP.

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:

EUS-GEN-XX-XX-DR-A-010000; EUS-GEN-XX-ZZ-DR-A-130000 Rev A; EUS-GEN-XX-06-DR-A-120160; EUS-GEN-XX-07-DR-A-120170; EUS-GEN-XX-08-DR-A-120180; EUS-GEN-XX-ZZ-DR-A-230000; Covering letter dated 2 May 2022 by GeraldEve; Noise Assessment 28 April 2022 by ARUP.

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 policy D1 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 the machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration 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 building is a tower block with large windows across all floors, divided by stone columns with external facing stair and lift cores. The proposed replacement windows with vents relate to the north elevation, 6th, 7th and 8th floors, which are used as office, under Class Use E. The proposal would maintain the existing use of the premises.

Each floor on rear elevation is served by a two main panels, subdivided into 12 individual windows. The louvers would replace the two smaller upper windows

on each floor, located towards the edge of the tower at even distances. The rooms behind the windows are to be plant rooms and therefore not occupied by employees so their replacement would not impact on the quality of employment.

The proposed louvers would be made of metal and of dark colour to match the ones existing within the building facing Regent Place Plaza. Due to their size, position and projection, the proposed louvers would maintain the character and appearance of host building.

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A noise survey has been submitted in support of the application while it doesn't include specific assessment or mitigation measures given its location within the building in a primarily commercial area and that the nearest noise receptor is identified as being 70m away, the Council's Environmental Health officer has reviewed the information and considers it would be able to meet required noise levels and be acceptable. Subject to noise compliance and anti-vibration measures being secured by planning conditions. The development is not considered to result in a material impact on the amenity of neighbouring properties in terms of noise.

No objections were received prior 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 Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer