

Application ref: 2022/0676/P
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Date: 2 November 2022

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

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Iceni Projects
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Holborn Hall
193-197 High Holborn
London
WC1V 7BD

Proposal:

Installation of 11 condensing units, new pipework, acoustic screens and new vents on roof.
Drawing Nos: 3222/M/05 (P3), 35048-R-EXSC (P1), 35048-R-EXPL (P1), 35048-R-EXST (P1), 35048-SITE-LO (P1), SKT-0209798-7C-MH-20211122-Vent Strategy for GF&FF, SKT-0209798-7C-MH-20211116-Indicative Service Routes for Planning, Plant Noise Assessment (Rev 00) (12/11/2021), Sustainability Statement (Rev 01) (15/11/2021), Cover Letter (18/02/2022) and Site Description and Significance Assessment

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: 3222/M/05 (P3), 35048-R-EXSC (P1), 35048-R-EXPL (P1), 35048-R-EXST (P1), 35048-SITE-LO (P1), SKT-0209798-7C-MH-20211122-Vent Strategy for GF&FF, SKT-0209798-7C-MH-20211116-Indicative Service Routes for Planning, Plant Noise Assessment (Rev 00) (12/11/2021), Sustainability Statement (Rev 01) (15/11/2021), Cover Letter (18/02/2022) and Site Description and Significance Assessment

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 rating level of the noise emitted from the proposed installation located at the site shall not exceed the existing background level at any noise sensitive premises when measured and corrected in accordance with BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound".

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical 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 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 Reasons for granting permission.

The site is the roof of a former town hall of 1908, listed at grade II and making

a positive contribution to the Bloomsbury Conservation Area. The applicant wishes to upgrade rooftop heating and cooling equipment and associated services and pipes. The 11 condensers with associated acoustic screens will be located behind flank and parapet walls on the roof of Holborn Hall.

It has been established that the equipment will not be visible owing to the height of the building, its enclosure by surrounding large buildings, and the equipment's position rooftop relative to parapets. Therefore the impact on character and appearance of the host listed building, streetscene and conservation area remains limited and not considered significant. Furthermore whilst the equipment itself is not of the same period as the building, the location where it is proposed is considered appropriate and a common feature of commercial buildings requiring heating and cooling equipment. This further demonstrates that this is a natural location for this type of equipment and is therefore acceptable.

In terms of amenity, because the enclosures and units cannot be seen, there is very little impact in terms of outlook, daylight/sunlight and privacy. With noise, the Council's Environmental Health officer is satisfied that the submitted acoustic submission meets our local plan guidelines and therefore acceptable in environmental health terms. Notably noise mitigation measures are introduced via the erection of acoustic screens and walls. In particular, it is noted that, as offices are not as sensitive to noise as dwellings, the applicant is proposing that a rating level of 5dB below the existing background noise levels would be suitable for neighbouring offices and commercial units, while having no significant impact on the acoustic characteristic of the local area; this is considered a reasonable approach to take.

A sustainability statement has been submitted to support the introduction of these units. The heat pumps and VRF system proposed are replacing the old gas boiler system for both cooling and heating. The proposed equipment has a much high COP (Efficiency) performance than the older system and therefore can be justified. The use of VRF has been justified as it is the best option to minimise the impact of pipework on the historic fabric which is accepted.

Special attention has been paid to the desirability of preserving the special interest of the listed building and the character or appearance of the Conservation Area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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, CC1, CC2, 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.

- 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer