

Application ref: 2022/4485/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 22 November 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
One Fitzroy
6 Mortimer Street
London
W1G 0AY

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**17-19 Gordon Street
London
WC1H 0AH**

Proposal:

Installation of roof top plant and associated enclosure, plus associated works (part retrospective)

Drawing Nos: 2034-FM-007-XX-DR-M-8001 PL01, 2034-FM-007-RO-DR-M-8002 PL01, 2034-FM-007-RO-DR-M-8003 PL01, 2034-FM-007-XX-DR-M-8004 PL01, 2034-FM-007-XX-DR-M-8005 PL01, 2034-FM-007-XX-DR-M-8006 PL01, Kingsley Plastics Ltd. Technical Produce Datasheet, Plant noise assessment reference TB/EC19433-2, covering letter dated 13th October 2022, Design and Access Statement by Gerald Eve (undated).

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: 2034-FM-007-XX-DR-M-8001 PL01, 2034-FM-007-RO-DR-M-8002 PL01, 2034-FM-007-RO-DR-M-8003 PL01, 2034-FM-007-XX-DR-M-8004 PL01, 2034-FM-007-XX-DR-M-8005 PL01, 2034-FM-007-XX-DR-M-8006 PL01, Kingsley Plastics Ltd. Technical Produce Datasheet, Plant noise assessment reference TB/EC19433-2, covering letter dated 13th October 2022, Design and Access Statement by Gerald Eve (undated).

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

- 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.

- 4 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 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 application site is a part 6, part 7 storey building occupied by UCL as a multi-disciplinary research centre comprising laboratories. Planning permission is sought for the installation of an external Plate Heat Exchanger required to segregate water systems. The installation has already been completed on site as it was necessary to correct ongoing contamination issues in the existing system which supplies chilled water to cool the laboratory equipment. Retrospective consent is sought for these works. In addition to the plant, a GRP enclosure is proposed measuring 3m in width, 3m in depth and 2m in height, the purpose of which is to protect the underlying plant from the elements as well as interference and degradation.

The plant has been installed to the rear corner of the uppermost storey of the building, adjacent to the existing flue discharge area and large plant enclosure which would shield any potential views of the plant from the northern end of

Gordon Street. Given the set back from the front elevation, it also would not be visible from the south, ensuring the character and appearance of both the building and conservation area would be preserved. Likewise, the development would not impact upon the setting of the Grade I listed UCL main building to the north west of the site. An existing filtration unit is also proposed to be relocated adjacent to the new plant. This is relatively small in size, and its visual impact would be very limited.

Due to the location and nature of the proposals, they would not impact upon neighbouring amenity by way of loss of outlook, daylight or privacy. A plant noise assessment prepared by EEC Ltd. assessed the impact of the proposed equipment in terms of noise emissions on the worst affected neighbouring windows. The report has been reviewed by the Council's Environmental Health Officer who confirms the calculations show that the noise emission levels of the proposed plant meet the Local Authority noise criteria and should not have an adverse impact on the nearest sensitive receivers. Approval shall be subject to conditions requiring compliance with Camden's noise standards.

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

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.

Special regard has been attached to the desirability of preserving the setting of adjoining listed buildings, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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:

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

Yours faithfully



Daniel Pope
Chief Planning Officer