

Application ref: 2022/3204/P
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Date: 29 November 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Quadrant Town Planning Ltd
The Office
14 Harcourt Close
Henley on Thames
RG9 1UZ
OXON

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Swan House
37-39 High Holborn
London
WC1V 6AA

Proposal:

Replacement rooftop plant

Drawing Nos: Site location plan; PA.01 Rev.B; PA.02 Rev.B; PA.03 Rev.A; PA.05 Rev.A; PA.05; Plant noise impact assessment dated June 2022 by Mayer Brown and Energy considerations by Quadrant town planning.

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:

Site location plan; PA.01 Rev.B; PA.02 Rev.B; PA.03 Rev.A; PA.05 Rev.A; PA.05; Plant noise impact assessment dated June 2022 by Mayer Brown and Energy considerations by Quadrant town planning.

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. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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 proposal includes the installation of 4x Daikin units at roof level following the removal of two existing larger units. The new units are considerably smaller and more efficient than the existing units, enabling them to be discretely located on the roof. They will be installed onto the existing (retained) steel frame from the removed chillers. It is noted that while the existing plant is not visible in short views it is visible in long views from Chancery Lane and their reduction in scale and height down to 1.69m (existing units were 2.4m in height) will help reduce their visibility in this long view. Overall, given the small scale nature of the units in relation to the host property and the fact that it would have limited public views compared to the existing, it is considered that the proposal would preserve the character and appearance of the host property, streetscene and this part of the conservation area.

A noise survey has been submitted in support of the application including mitigation measures. The Council's Environmental Health officer has reviewed the information and considers it to be acceptable, subject to noise compliance and anti-vibration pads being secured by planning condition. The development would not result in a material impact on the amenity of neighbouring properties in terms of noise. The development due to its scale, siting and design are also not considered to cause harm to the amenity of the neighbouring properties in terms of loss of light, privacy or overlooking.

The submitted energy statement outlines that the new unit in comparison to the existing units will be more energy efficient and help to reduce the electrical energy use (kWhrs) by anywhere between 20% - 40% annually and allow for the gas boiler system to be removed. Gas is acknowledged to have a higher energy use. Passive measures such as stack ventilation, reduced glazing to south and west facing elevations, opening windows to noisy elevations, have been discounted for their impracticality and additional works required. In addition, minor internal refurbishment works such as replacing the lighting with LEDS has helped improve their energy usage. It is noted that the applicant does have a fallback position to retain and maintain the existing less efficient units which clutter the roof. On balance it is acceptable that passive measures have been explored and that replacement energy efficient units have been selected to achieve sufficient cooling for the office environment. Therefore in this instance the development addresses policies CC1 and CC2.

No objections were received during the statutory consultation period. The site's planning history were taken into account when coming to this decision.

Special regard has been given to the desirability of preserving or enhancing the character and 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 G1, CC1, CC2, A1, A4, D1 and D2 of the London Borough of 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