

Application ref: 2022/3491/P
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Date: 28 November 2022

Development Management
Regeneration and Planning
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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Triton Street
London
NW1 3BF

Proposal: Installation of louvres at level 2.

Drawing Nos: Site Location Plan DB468-LP, A-010006 P02, A-010007 P02, A-010001 P02, A-010003 P02, A01-0004 P02, A01-0005 P02. Design and Access Statement (Genster August 2022). Noise Impact Assessment (ARUP August 2022). Cover letter (Gerald Eve August 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: Site Location Plan DB468-LP, A-010006 P02, A-

010007 P02, A-010001 P02, A-010003 P02, A01-0004 P02, A01-0005 P02. Design and Access Statement (Genster August 2022). Noise Impact Assessment (ARUP August 2022). Cover letter (Gerald Eve August 2022).

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 typical 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 all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of neighbouring noise sensitive receptors 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 and ducting 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 proposed installation of louvres at level 2 of the host building is considered acceptable in terms of scale, design and materials and would not appear incongruous in this setting of the Camden Knowledge Quarter. A total of 7 louvres are proposed; 3 on the north elevation, 2 on the west elevation and 2 on the south elevation. The proposed louvres would serve new internal plant equipment which is required for commercial Laboratory uses.

The new louvres shall be fitted within existing window openings and shall be coloured to match the existing window frames. Given the minor nature of the installation to the host commercial premises, the proposed works are not considered to have a negative impact on the appearance of the building or wider area.

The proposals are not considered to cause harm to neighbouring amenity in

terms of loss of light, outlook or privacy.

The submitted Noise Impact Assessment has been reviewed by the Council's environmental health officer to their satisfaction, subject to conditions added to this decision.

No objections were received prior to the determination of this application. The site planning, enforcement and appeal history were taken into account during the assessment.

As such the proposal is considered to be in general accordance with policies A1, A4, D1 and E2 of the Camden Local Plan 2017. The proposal 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer