

Application ref: 2022/0812/P
Contact: Josh Lawlor
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Date: 21 December 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

ITS Interiors
ITS House
South Portway Close
Northampton
NN3 8RH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**179 Camden High Street
London
NW1 7JY**

Proposal:

Replacement of 5 condenser units by 5 new ones on the ground floor rear elevation
Drawing Nos: UKL-CAM-000, A4P-ITS (3), UKL-CAM-001, UKL-CAM-002, UKL-CAM-003, UKL-CAM-004, UKL-CAM-005, UKL-CAM-006, UKL-CAM-007, UKL-CL-CHS_001, UKL-CL-CHS_008, UKL-CL-CHS_009, UKL-CL-CHS_021, UKL-CAM-024, UKL-CAM-025; Planning Compliance Report ref 25309.PCR.01 by KP acoustics

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- UKL-CAM-000, A4P-ITS (3), UKL-CAM-001, UKL-

CAM-002, UKL-CAM-003, UKL-CAM-004, UKL-CAM-005, UKL-CAM-006, UKL-CAM-007, UKL-CL-CHS_001, UKL-CL-CHS_008, UKL-CL-CHS_009, UKL-CL-CHS_021, UKL-CAM-024, UKL-CAM-025; Planning Compliance Report ref 25309.PCR.01 by KP acoustics

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

- 3 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.

- 4 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed condenser units would replace five large units with five smaller more efficient units. They would be fitted to the ground floor rear elevation as before but in a different configuration and therefore be concealed by the existing built form. The change in plant equipment is considered acceptable in terms of design and location and would preserve the character and appearance of the building and Conservation Area.

An acoustic assessment has been submitted to assess the proposed plant unit installation serving the building. The assessment has found that the plant equipment, when appropriately attenuated as specified, would comply with Local Plan policy A4 and not have an adverse impact on the nearest sensitive receivers. The Council's environmental health officer has reviewed the submitted acoustic submission and confirms that it would meet our local plan guidelines and therefore be acceptable in environmental health terms. There will be no impact on other neighbour amenities such as light and outlook.

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.

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

As such, the proposed development is in general accordance with policies A1, A4, 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.

- 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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer