

Application ref: 2022/4978/P
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Date: 11 January 2023

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

hgh Consulting Ltd
45 Welbeck Street
London
W1G 8DZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Northern Block
101 Camley Street
London
NW1 0NF

Proposal:

Installation of a life safety generator at roof level on the northern block of 101 Camley Street.

Drawing Nos: Site Location Plan 01 AP 0000 011 P01, 01 AP 0000 012 P01, 01 AP 0010 117 P01, 01 AP 0010 017 P03, 01 AP 0020 001 P01, 01 AP 0020 002 P03, N AP 0020 001 P02, N AP 0020 002 P04, N AP 0020 003 P02, N AP 0020 004 P04, N AP 0020 005 P02, N AP 0020 006 P04, Design and Access Statement, Acoustic Note (by Sharps Redmore Acoustic Consultants dated 01/11/22)

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 01 AP 0000 011 P01, 01 AP 0000 012 P01, 01 AP 0010 117 P01, 01 AP 0010 017 P03, 01 AP 0020 001 P01, 01 AP 0020 002 P03, N AP 0020 001 P02, N AP 0020 002 P04, N AP 0020 003 P02, N AP 0020 004 P04, N AP 0020 005 P02, N AP 0020 006 P04, Design and Access Statement, Acoustic Note (by Sharps Redmore Acoustic Consultants dated 01/11/22)

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 emitted from any emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10dB one metre outside any premises.

Any emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power. Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise 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 involves the installation of a life safety generator on the roof of the northern block of 101 Camley Street. The generator would be located within an acoustic canopy and mounted on vibration mounts. It would sit alongside a number of other existing plant units located on the roof. It would read as being subordinate to the roof and host building and is thus considered acceptable in this location.

The proposal is considered to preserve the character and appearance of the host building and conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the

Regents Canal 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.

The generator is for safety purposes only and would be in operation during emergencies such as fires. Occasional essential testing would be required and a condition is attached limiting testing to once a month during the hours 09:00 to 17:00 Mondays to Fridays. An acoustic note has been submitted stating that the proposals are in accordance with the criteria emergency plant noise. The proposals have been reviewed by the Council's Environmental Health Team who deem them to be acceptable.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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, D1 and D2 of the Camden Local Plan 2017 and policy CS DQ1 of the Camley Street Neighbourhood Plan 2019. 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer