

Application ref: 2022/4414/P
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Date: 25 January 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk
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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
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W1T 3JJ
United Kingdom

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 plant within enclosure at Level 2.
Drawing Nos: Site Location Plan, A-010001 P04, A-010002 P04, A-010013 P02, A-010014 P02, A-010016 P02, A-010017 P02, A-010018 P01 (revised), A-010019 P01.
Design and Access Statement (Gensler, October 2022). ASHP Noise Assessment Report (Arup 11/08/2022). Cover Letter (Gerald Eve 11/10/2022).

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, A-010001 P04, A-010002 P04, A-010013 P02, A-010014 P02, A-010016 P02, A-010017 P02, A-010018 P01 (revised), A-010019 P01. Design and Access Statement (Gensler, October 2022). ASHP Noise Assessment Report (Arup 11/08/2022). Cover Letter (Gerald Eve 11/10/2022).

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 In respect of any proposed louvre installation, the applicant shall ensure that the existing background noise level is not increased when measured one metre from the nearest noise sensitive elevation. In order to achieve this the installation must be designed / selected or the noise attenuated so that it is 10dB below the existing background level. This will maintain the existing noise climate and prevent 'ambient noise creep'

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment 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 plant is required to support new laboratory functions at level two of the host building. A plant enclosure shall be erected on an existing terrace located at the south-east corner of the block, at the junction of Triton Street and Triton Square. The enclosure shall have dimension of 11m in width, 4m in height and 5m in depth, and shall be constructed of aluminium mesh to match the cladding of the adjacent substation.

The proposal has been revised to include a rounded corner to the most prominent view of the enclosure. This will follow the curve of the building line at ground floor to compliment the design of the host building.

Given the position of the proposed plant enclosure next to the substation with closely matching materials, this addition is not considered to have any harmful impact on the appearance of the host building or surrounding area.

Two air sourced heat pumps (ASHP) are proposed within the enclosure along with associated equipment and connections to the building. To support these proposals, the application has been accompanied a noise impact assessment

report. The Council's Environmental Health Officer has been consulted on the detail of the proposed installations at pre-app stage and considered these to be acceptable in environmental health terms. Associated conditions have been added to this decision to protect the amenity of local residents.

The proposals are not considered to have a harmful impact on the amenity of neighbouring residential properties in terms of loss of light, privacy or outlook.

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

As such, the proposed development is in general accordance with policies A1, A4, CC2 and D1 of the London Borough of 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