

Application ref: 2022/4157/P
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Date: 1 March 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

Hutchison Kivotos Architects
2 Whites Grounds
London
SE1 3LA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Mid City Place
71 High Holborn
London
WC1V 6EA

Proposal:

Replacement of existing chiller with 2 new condensers within existing plant enclosure on 10th floor roof level.

Drawing Nos: 408.D&A.00-12 Design and Access Statement September 2022,
Environmental Noise Survey and Plant Noise Assessment Report 30176/PNA1 dated
15 September 2022, Mitsubishi Electric Time for R32 The Mr Slim R32 Power Inverter
Range, 408.PL.01, 408.PL.02, 408.PL.03, 408.PL.04 rev I2.

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: 408.D&A.00-12 Design and Access Statement September 2022, Environmental Noise Survey and Plant Noise Assessment Report 30176/PNA1 dated 15 September 2022, Mitsubishi Electric Time for R32 The Mr Slim R32 Power Inverter Range, 408.PL.01, 408.PL.02, 408.PL.03, 408.PL.04 rev I2.

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.

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.

Two smaller condensers will replace the existing single chiller on the roof of MidCity Place. The location on the tenth floor roof is already used for the siting of plant and is three storeys taller than surrounding buildings. The area has a metal screen boundary which is not to be altered and has an existing roof level storage structure. The proposed units will not be visible at all behind the surrounding screen, unlike the existing chiller, thus will have no impact on the character and appearance of the host building, streetscene or the wider Bloomsbury Conservation Area.

In terms of neighbouring amenity, the proposal is not considered to have any harmful effect. There is no change to the position in which the new condensers would sit, or the existing screening, and therefore the change would not have any impact on daylight, sunlight or privacy to any nearby properties.

The replacement units are considered to be more efficient. The submitted noise assessment indicates that the proposed plant should be capable of

meeting the Council's standards on noise levels and will not harm the most affected noise-sensitive office and residential windows. For this reason the proposal is deemed acceptable by the Council's Environmental Health team, subject to conditions imposed to ensure amenity is protected.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, A4, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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