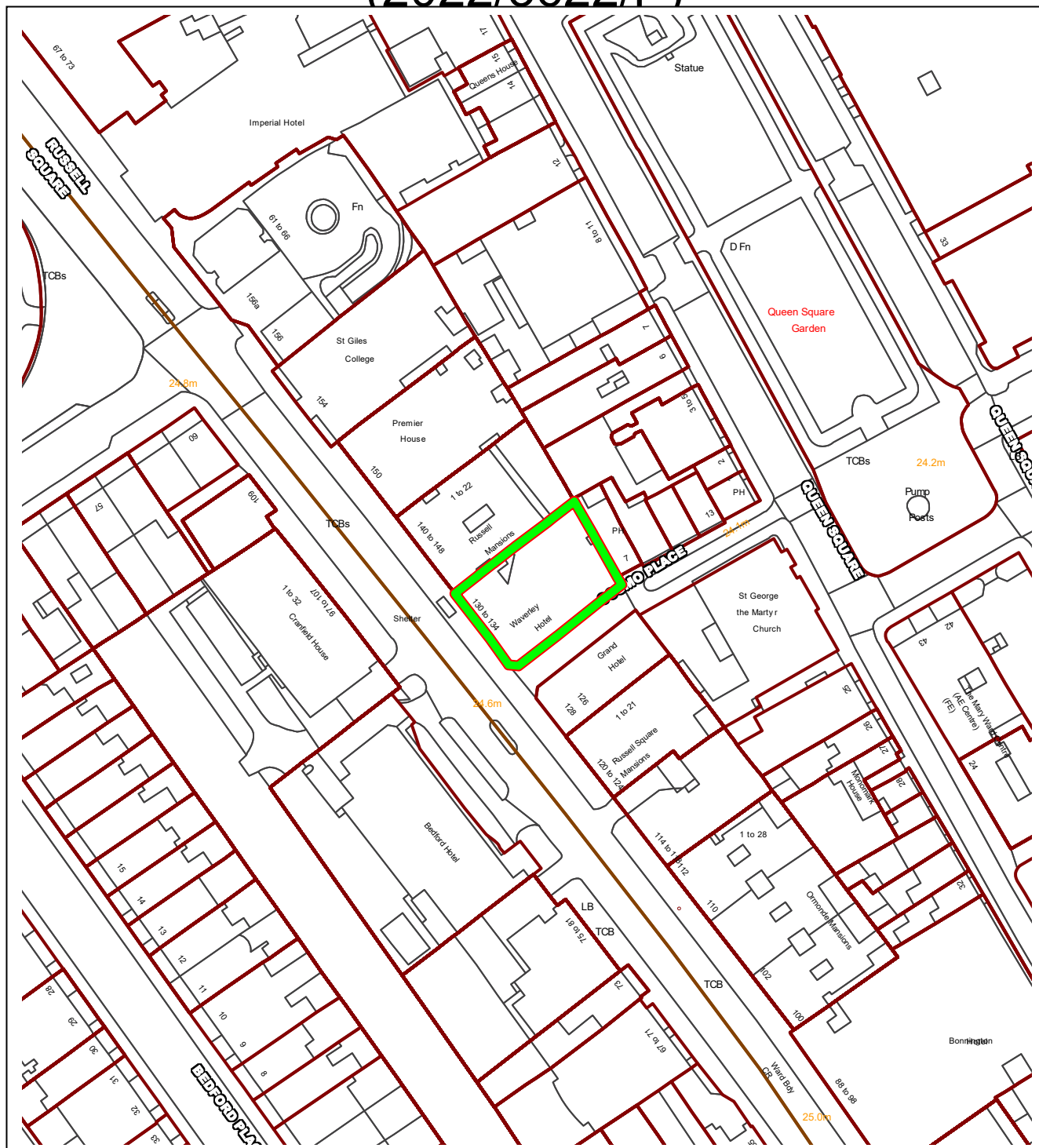


130-134 Southampton Row, London (2022/3622/P)



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SITE PHOTOS

Mercure Hotel, 130-134 Southampton Row, London WC1B (2022/3622/P)



Figure 1: Bird's eye view of front elevation of hotel on Southampton Row

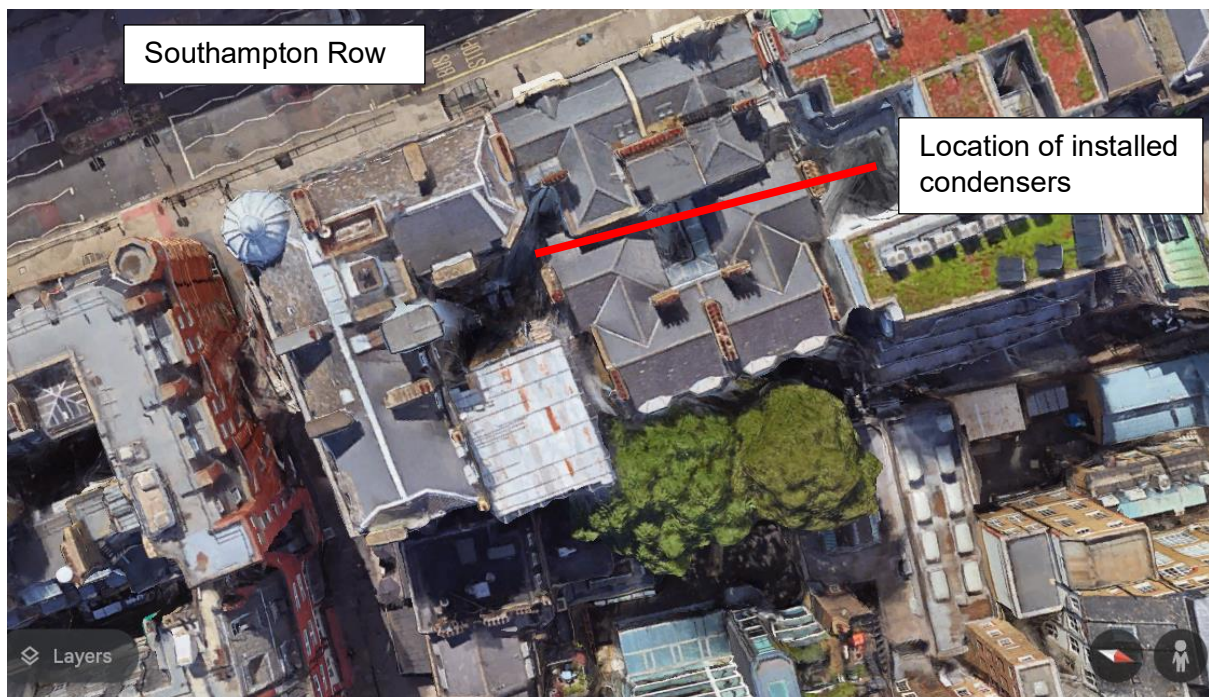


Figure 2: Aerial view of the hotel showing the location of the installed condenser units



Figure 3: Views of condensers (as installed) prior to installation of acoustic enclosure



Figure 4: Locations of residential windows in Russell Mansions that face onto the lightwell



Figure 5: Photos of condensers with acoustic enclosure installed

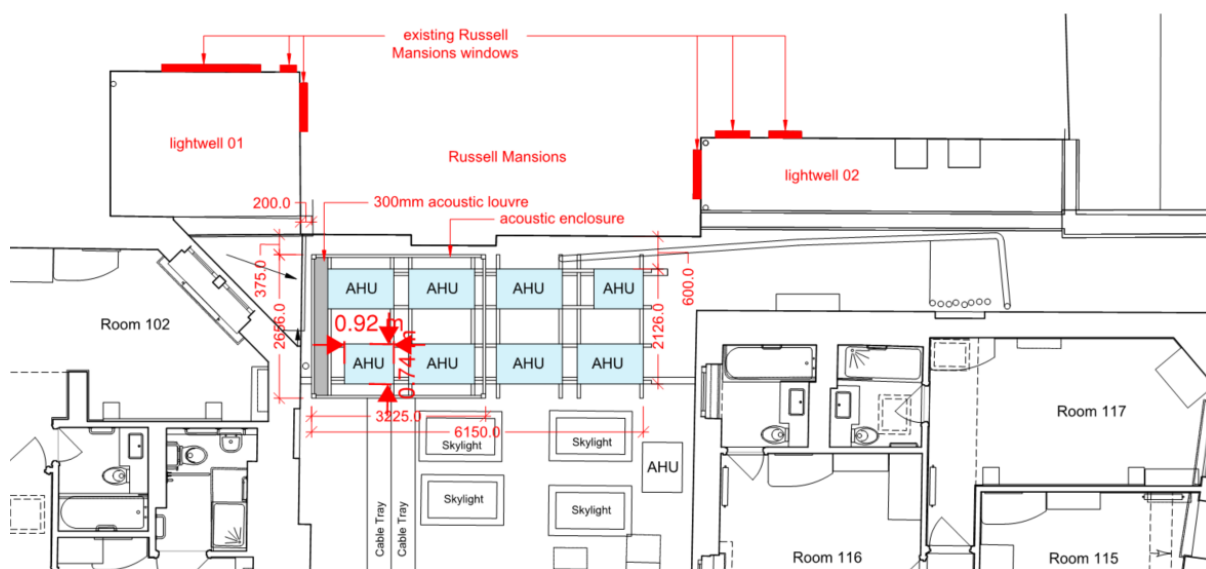


Figure 6: Proposed first floor plan showing location of condensers (as installed) with locations of residential windows shown in red

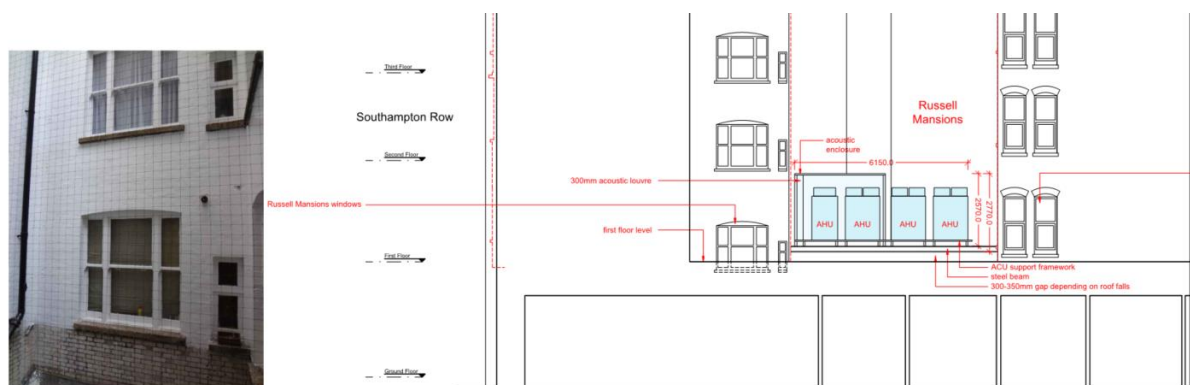


Figure 7: Proposed south east elevation showing condensers and location of neighbouring residential windows within Russell Square Mansions

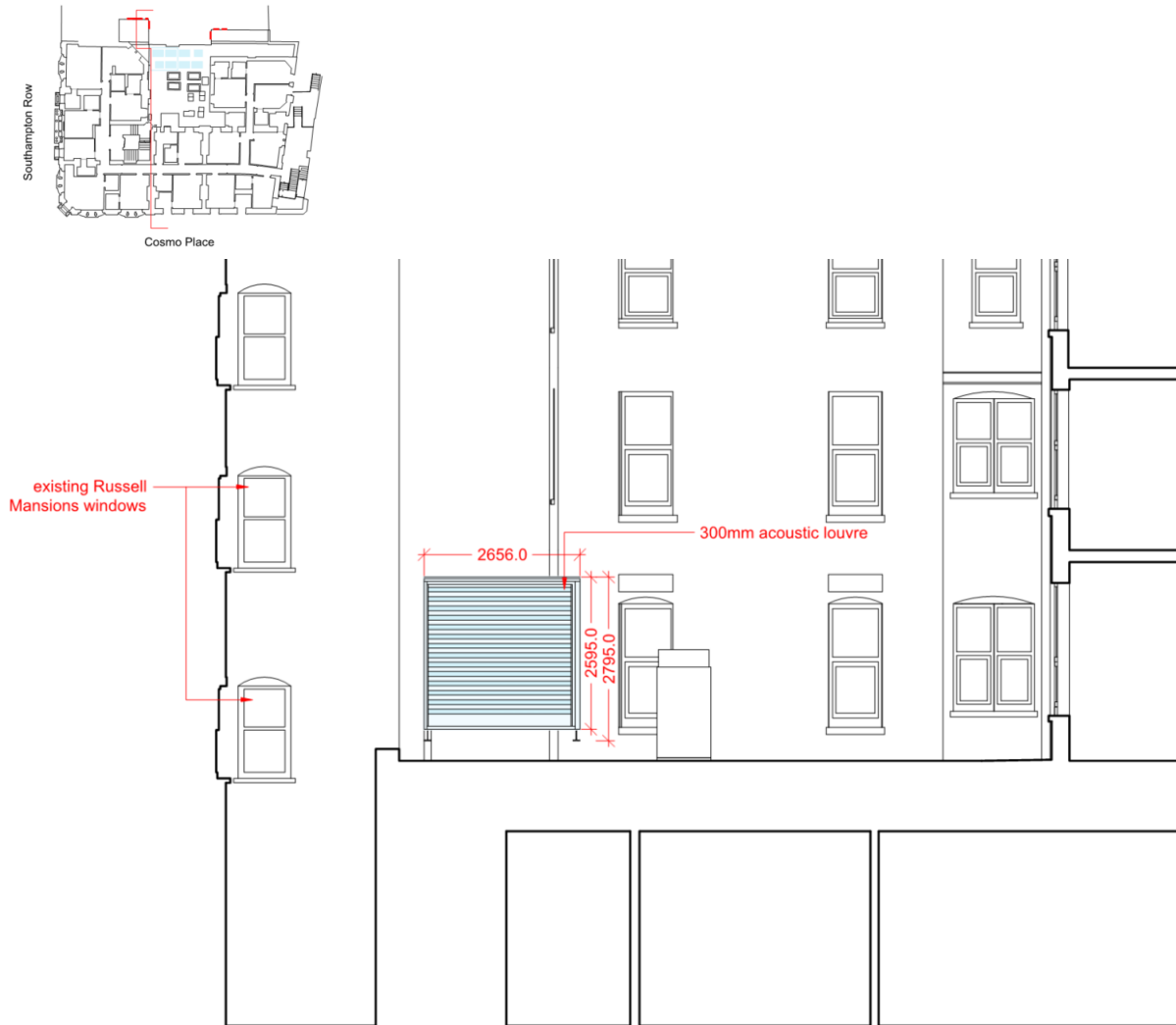


Figure 8: Proposed south west elevation showing the acoustic screen and location of neighbouring residential windows within Russell Square Mansions

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	11/01/2023
		N/A / attached		Consultation Expiry Date:	24/12/2022
Officer			Application Number(s)		
Elaine Quigley			2022/3622/P		
Application Address			Drawing Numbers		
Mercure Hotel 130-134 Southampton Row London WC1B 5AF			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of 8 condenser units and associated acoustic enclosure at first floor level within lightwell (RETROSPECTIVE)					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	10	No. of objections	10
Summary of consultation responses:	A site was displayed outside the site from 20 November 2022 to 24 December 2022, and a press notice was published from 8 December 2022 to 1 January 2023.					
	8 letters of objection have been received mainly from local residents who live in Russell Mansions (adjacent to the hotel) and Queen Square (to the east of the hotel). 3 objectors submitted more than 1 objection and provided additional concerns / video evidence of the units in operation.					
	The following concerns have been raised:					
	<u>Noise:</u> <ul style="list-style-type: none">• Unacceptable noise from the air conditioning units that have been operating for over a year• Can't sleep during the night and can't open the windows due to excessive noise. What will summer be like without being able to open the windows at night to let in the fresh air and allow ventilation into the rooms?• Unable to use the outside terrace as the noise is unbearable• Noise exceeds permitted noise levels for residential area (exceeding 77 to 104 decibels)• Equipment should be soundproofed or removed• Hotel is issuing earplugs to its guests due to excessive noise levels• Camden's noise strategy seems to be failing with significant creep of ambient noise conditions					
	<u>Officer response: Please refer to paragraphs 5.4 to 5.6 in the Amenity (Noise) Section</u>					
	<u>Heritage:</u> <ul style="list-style-type: none">• Units can be seen from Queens Square, which is a listed building. It harms the heritage asset by increasing its ambient noise to a point where it is ridiculous. Heritage is not only manifest in bricks but also its inherent liveable qualities of life – quiet enjoyment being one of them.					
	<u>Officer response: Please refer to paragraphs 4.1 to 4.4 in the Design and Heritage Section</u>					
	<u>Air quality:</u> <ul style="list-style-type: none">• Increased air pollution from carbon dioxide					
	<u>Officer response: Please refer to paragraphs 6.1 to 6.2 in the Sustainability section</u>					
	Health and wellbeing:					

- Affecting health and wellbeing due to stress and anxiety from lack of sleep from the noise
- A dangerous precedent is set for other such installations and threatens well-being of the neighbourhood

Officer response: Please refer to paragraphs 5.4 to 5.6 in Amenity (Noise) Section

Sustainability:

- No justification for air conditioning in Central London and every unit installed adds to global warming

Officer response: Please refer to paragraphs 6.1 to 6.2 in the Sustainability section

Enforcement:

- Enforcement action should be taken immediately, and the application should be refused.

Officer response: An application has been submitted to regularise the unauthorised works that have been carried out at the hotel.

Supporting documents:

- Noise report surveys were carried out during mild weather rather than on the hottest day of the hottest year with maximum hotel occupancy
- Temperatures are due to rise in the summer in Central London and no remedial conditions have been included in the report to assess these results and make appropriate recommendation when the output limit of condensers will have to increase. This is a future problem waiting to happen
- Acoustic survey rests on projected assumed noise developments. Apparently these are unreliable otherwise no after-fixed would have been necessary. Enforcement will be inadequate if these targets are not met.

Officer response: Please refer to paragraphs 5.4 to 5.6 in Amenity (Noise) Section

Location:

- Units should be located inside the building as the only acceptable location

Officer response: Please refer to paragraph 5.8 in the Amenity (Noise) Section

Other:

- Due to the applicant's disregard for (a) their neighbours (b) planning conditions (c) planning law, how can they be trusted to re-programme their equipment so that planning conditions will be met in the future, even if they try to claim so.

Officer response: Please refer to paragraphs 1.1 in the Background Section and paragraphs 5.4 and 5.7 in the Amenity (Noise) Section.

CAAC comments:
Bloomsbury CAAC

Bloomsbury Conservation Area Advisory Committee (CAAC) confirmed that they have no comments to make on the application.

Site Description

The site lies to the northeast of Southampton Row and is bounded to the south by Cosmo Place. The building comprises a part seven storey, part six, part single storey late Victorian/Edwardian building that covers the entire site at ground floor level. The authorised use of the building is a hotel use (C1 use) and is occupied by the Mercure Hotel.

The building lies within a terrace of buildings that fronts onto Southampton Row. The buildings along Cosmo Place are of a more domestic scale, with four storeys. The adjacent building is four storeys in height and is occupied as a public house at ground floor level with residential flats above known as Russell Mansions. On the opposite side of Cosmo Place, the buildings rise to a height of 8 storeys. The area around the hotel is predominantly commercial in character.

The building is not a listed building but lies within the Bloomsbury Conservation Area and is identified as making a positive contribution to its character and appearance. To the rear of the hotel on Cosmo Place is a terrace of 4 storey Victorian buildings containing two public houses. The buildings at 9 Cosmo Place and 1-2 Queen Square on this terrace are Grade II listed buildings. On the south side of Cosmo Place, to the east of the site, is the prominent St George the Martyr Church (fronting Queen Square), which is also Grade II listed.

Relevant History

Planning permission was **granted** on 04/11/2021 (ref 2014/4209/P) for erection of five storey rear extensions within the lightwell and relocation of 46 existing air conditioning units to the rear elevation of the proposed extension to the hotel (Class C1). This permission was part implemented.

Planning permission was **granted** (ref 2018/3876/P-) on 28/02/2020 for alterations and extensions to the existing building comprising a 7 storey side extension (from 1st to 7th floor levels) with a 5 storey rear extension (from 1st to 5th floor levels); erection of a roof extension and alterations to provide an additional storey; erection of 6 storey rear infill extension (from 1st to 6th floor levels); and two storey rear extension (5th and 6th floor levels) and two storey rear extension (5th and 6th floor levels) all in association with the creation of 18 additional bedrooms to the existing hotel. The permission expired on 28/02/2023 and was not implemented and has now lapsed.

This permission included the removal of existing redundant air condition units and installation of an acoustic screen from 1st to 6th floor level to accommodation new air conditioning units within the lightwell area.

A condition (Condition 4) was attached to this permission to restrict noise levels from the new air conditioning units and read as follows:

The total noise from fixed plant associated with the application site, when at a point 1m external to the nearest noise sensitive residential facades shall comply with the Acoustic Design Note (ref 18209/ADN002/js) i.e. be at least 45dB LAeq (day time hours) and 42 dB LAeq (night time hours), when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that is distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from the plant/equipment at any sensitive façade shall be at least 40dB LAeq (daytime hours) 37dB LAeq (night time hours) i.e. 15 dB(A) below background noise level.

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 Camden Local Plan 2017.

Planning permission was **granted** (ref 2022/3988/P) on 13/02/2023 for replacement of front entrance door and installation of new wheelchair access ramp.

Approval of details associated with 2018 permission

Permission was **granted** (ref 2023/0318/P) on 02/05/2023 for details of the biodiverse roof required

by condition 9 of planning permission 2018/3876/P dated 28/02/2020 (for alterations and extensions to the existing building comprising a 7 storey side extension (from 1st to 7th floor levels) with a 5 storey rear extension (from 1st to 5th floor levels); erection of a roof extension and alterations to provide an additional storey; erection of 6 storey rear infill extension (from 1st to 6th floor levels); and two storey rear extension (5th and 6th floor levels) and two storey rear extension (5th and 6th floor levels) all in association with the creation of 18 additional bedrooms to the existing hotel.)

Permission was **granted** (ref 2023/0316/P) on 07/06/2023 for detailed floorplans of two wheelchair accessible guest rooms required by condition 5 of planning permission 2018/3876/P dated 28/02/2020 (for alterations and extensions to the existing building comprising a 7 storey side extension (from 1st to 7th floor levels) with a 5 storey rear extension (from 1st to 5th floor levels); erection of a roof extension and alterations to provide an additional storey; erection of 6 storey rear infill extension (from 1st to 6th floor levels); and two storey rear extension (5th and 6th floor levels) and two storey rear extension (5th and 6th floor levels) all in association with the creation of 18 additional bedrooms to the existing hotel.)

Permission was **granted** (ref 2023/0493/P) on 26/07/2023 for details of air quality monitors required by condition 10 of planning permission 2018/3876/P dated 28/02/2020 (for alterations and extensions to the existing building in association with the creation of 18 additional bedrooms to the existing hotel.)

Relevant policies

National Planning Policy Framework 2024 (NPPF)

London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

A4 Noise and vibration

D1 Design

D2 Heritage

CC1 Climate change mitigation

CC2 Adapting to climate change

Supplementary Planning Policies

Camden Planning Guidance

CPG Design (2021)

CPG Energy efficiency and adaptation (2021)

CPG Amenity (2021)

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Draft Camden Local Plan

The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a Submission Draft Camden Local Plan (updated to take account of the responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination following a further period of consultation. The Council has published the Camden Local Plan Proposed Submission Draft for consultation. The consultation closes on Friday 27 June 2025. The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1.0 BACKGROUND

1.1 Multiple historic air conditioning units on the external wall of the lightwell of the hotel were removed, and 8 replacement condensers were installed next to the southern elevation of Russell Mansions on 01/10/2021. These units were installed without the benefit of planning permission. The Council's Planning Enforcement Team were contacted by a local resident about excessive noise from the units and an enforcement case was opened on 03/03/2022 (Ref: EN22/0254). The applicants were advised to either remove the condenser units or submit a retrospective planning application to regularise the unauthorised works. A planning application seeking retrospective permission for the condensers was submitted on 24/08/2022 but following the requirement for additional information was not registered until 16/11/2022.

1.2 Due to continuing noise nuisance and associated disturbance from the condensers, the Council's Environmental Health Pollution team issued a noise abatement notice in December 2022. To address the noise abatement notice, the hotel operator reduced evening / high-time operation capacity and adjusted the daytime operation of the condensers to lower peak noise levels. During the course of the application an acoustic screen was also installed that was enclosed by sound mitigation walls to its south-west, part of its north-west elevations, and also the roof in March 2023.

1.3 Further site visits have been made by the Council's Environmental Health Team to undertake noise surveys from inside the complainants' properties (December 2023 and March 2024).

1.4 No evidence has been provided at this stage to substantiate the claim that there continues to be a noise issue from the plant. As the plant has been installed on site for nearly 4 years. it is now necessary to assess and determine the application based on the information that has been provided by the applicant. If a decision is not issued by the start of October 2025, the plant becomes lawful.

2.0 PROPOSAL

2.1 Permission is sought for the retrospective installation of 8 condenser units with associated acoustic screen at first floor level on the roof of the ground floor infill extension to the southeast of Russell Mansions (see figure 1 below). The condensers occupy an area of approximately 16 sq. m. Six of the units measure 1.85m (height) by 1.2m (length) by 0.7m (width) and 2 measure 1.85m (height) by 0.9m (length) by 0.7m (width). A 300mm wide acoustic louvre has been installed on the part of the northwest side elevation and an acoustic screen has been installed on part of the southwest elevation and on the roof. It measures 2.7m (height) by 3.2m (length) by 2.6m (depth). There is a 300-350mm gap between the roof of the infill extension and the base of the condenser units' support framework. It is made from galvanised steel with powder coated finish louvres on the southwest elevation of the enclosure and the northwest elevation is made from a powder coated finish acoustic panel with a solid roof of the same material.

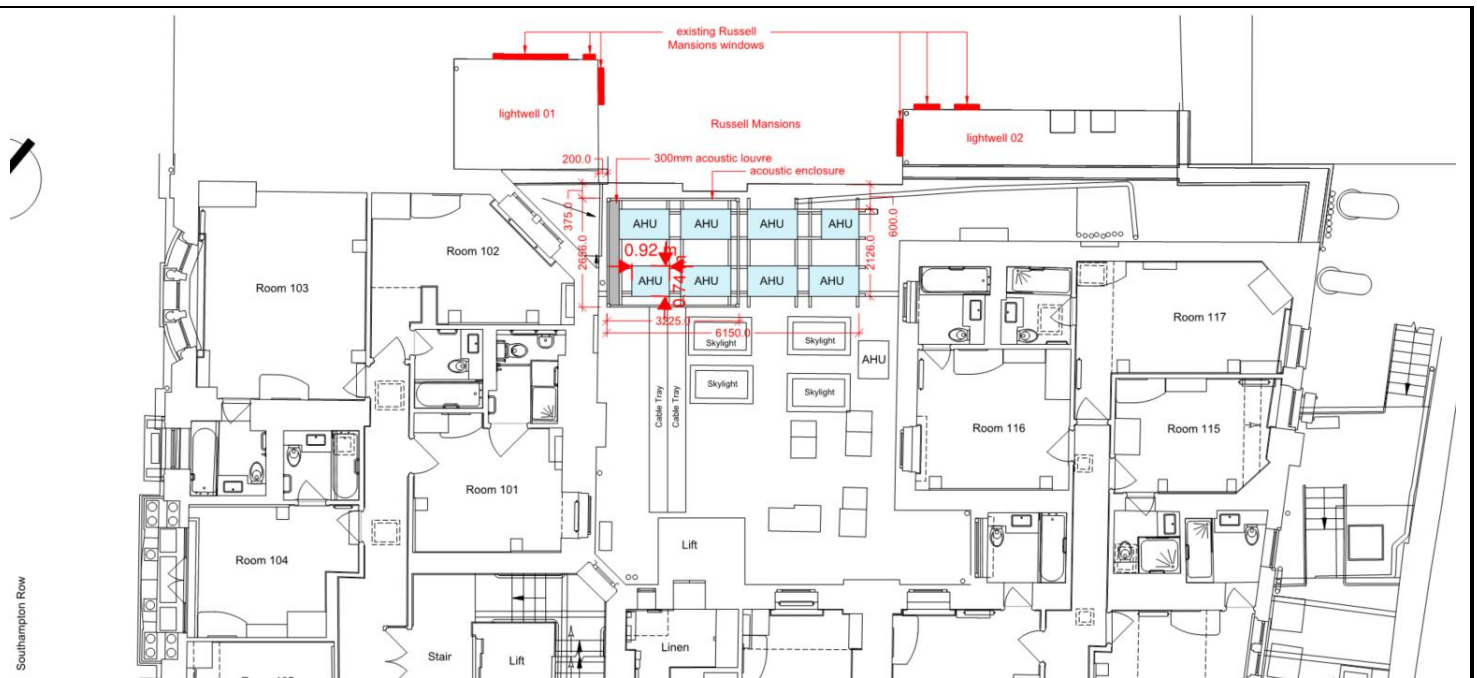


Figure 1 (above): Location of condensers (in blue) and acoustic enclosure in relation to residential windows in Russell Mansions (in red).

3.0 ASSESSMENT

3.1 The main issues to be considered as part of the proposal are:

- Design
- Amenity
- Sustainability
- Biodiversity

4.0 DESIGN

4.1 Local Plan policy D1 (Design) states that the Council will require all development to be of the highest standard of design and to respect the character, setting, form and scale of neighbouring buildings and their contribution to the public realm. Local Plan policy D2 (Heritage) recognises that all development must be carefully considered in order to prevent harm to the particular character of a conservation area. The Bloomsbury Conservation Area and Management Appraisal supports the above policies through its designation as a conservation area and its guidance is designed to preserve or enhance the character or appearance of the area.

4.2 The condensers would not be visible from any public vantage points. Given their location within an existing lightwell area on the roof of an infill extension to the centre of the C-shaped building, the works would not harm the character and appearance of the Bloomsbury Conservation Area.

4.3 A local resident of Queen Square (a Grade II Listed Building) is concerned that the condenser units harm the heritage of the listed building by increasing the ambient noise level to a point where it reduces people's ability to enjoy everyday life. Harm to a designated heritage asset (a listed building, locally listed building or conservation area) is assessed under sections 16 and 72(1) of the Listed Building and Conservation Areas Act where there is a statutory presumption in favour of the preservation of the character or appearance of the conservation areas and the preservation of the significance of the listed buildings and their settings. Buildings fronting Queen Square are located approximately 42m from the lightwell area within the hotel building. Views of the condenser units would not be seen in the context or setting of the listed buildings on Queen Square due to the location of the units within the lightwell and the separation distance between the properties. The condenser units would therefore not cause harm to the setting of this listed building.

4.4 The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

5.0 AMENITY

5.1 Local Plan policy A1 (Managing the impact of development) and CPG Amenity seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and by only granting permission to development that would not harm the amenity of communities, occupiers and neighbouring residents in terms of outlook, privacy, daylight, noise and vibration levels.

5.2 Local Plan policy A4 (Noise and vibration) confirms that planning permission will only be granted for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity and noise sensitive locations.

Daylight, overlooking and sense of enclosure

5.3 The proposal is for the installation of 8 condensers and associated acoustic enclosure within the lightwell area of the building on the roof of a ground floor extension. Due to the location and nature of the proposals, they would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

Noise

5.4 Flats within Russell Mansions are the nearest residential properties which overlook the lightwell area where the plant has been installed. A Plant Noise Assessment has been prepared by Sharps Redmore Acoustic which concludes that the level of noise is in accordance with the thresholds set out in the Local Plan (which state that new plant noise emissions should be 10db below the background noise levels) providing an enclosure is installed around the units to enclose 2 sides (side and rear) and the roof. The report also suggests that the internal surfaces should be acoustically lined to minimise any noise reflections. The agent confirmed that the acoustic screening and associated lining was installed on site in May 2023. The Council's Environmental Health Officer has reviewed the assessment and confirmed the proposals are acceptable in environmental health terms, provided the mitigation measures have been installed and any permission is subject to the standard noise conditions to ensure the equipment would meet the Council's noise thresholds set out in the Local Plan.

5.5 Concerns have been raised about the validity of the noise report. Firstly the time of year that the noise survey was taken has been queried. Local residents suggest that the noise survey readings were taken when the weather was mild rather than on the hottest day of the year when the condenser units would have been at the highest output. The noise report readings were taken on 30 May and 31st May 2022. The LPA is not able to require the applicant to do the noise assessment on a 'hot day' or the hottest day of the year as requested by an objector. The LPA is not aware of evidence of the units making more noise when the weather is hotter. There is a difference between the machines being turned on and off which is assessed in the noise report. A noise report is a validation requirement for applications that include mechanical plant. The submission document complies with the validation requirements.

5.6 Secondly local residents are concerned that the condensers are not future proofed to take into account extremes of weather due to climate change and that they could create additional noise and disturbance in the future if output is increased. The applicant has advised that the capacity of the system is in excess of what is required to provide heat and cooling to the hotel to run effectively without having to be at full power. It is not anticipated that the AC units would need to be altered to account for climate change, and therefore the noise impacts which have been tested would not change. The condensers are enclosed by acoustic screening which can be adapted and upgraded in the future should the output from the condensers need to be increased.

5.7 Since the installation of the acoustic screens in May 2023 no further planning objections have been received from local residents about the condenser units. One local resident continues to raise concerns about the noise levels from the units to the Council's Environmental Health team. However, no further evidence has been submitted to demonstrate that the units are causing a statutory nuisance.

5.8 The statutory nuisance test under the Environmental Protection Act 1990 is based on whether noise unreasonably interferes with someone's use and enjoyment of their property. There is no specific decibel level required for a noise to be considered a nuisance, and it typically requires complaints and evidence of ongoing harm before action is taken. A planning condition attached to a planning permission limits noise levels to be 10dBA (or 15dBA if tonal) below background noise levels and provides figures against which noise can be measured. It generally provides a higher test than the statutory nuisance threshold and therefore can ensure that the condenser units do not create an unacceptable level of noise to neighbouring occupiers.

5.9 In recognition of the noise concerns raised by local residents, any approval would include a condition requiring a post-installation assessment to be carried out and submitted to the Council within 2 months of the date of any decision notice to ensure that the condensers and the associated acoustic enclosure operate within the Council's minimum noise standards. The attachment of this condition will also ensure that, should there be any breach of the condition, the Council's enforcement team can take enforcement action.

5.10 The 2018 planning permission included a condition to restrict the noise levels of the approved air conditioning units to be at least 45dB LAeq (day time hours) and 42 dB LAeq (night time hours). With the modified controls and the acoustic screen in place, the installed condensers can operate at 42 dB LAeq which would be the same as the noise levels that the previously approved air conditioning units were required to meet.

5.11 Concerns have been raised about the appropriateness of the location of the condensers within the lightwell. Normally mechanical plant would be located on the roof of a building. However in this instance the applicant installed the condensers in the lightwell where there had previously been boxed in air conditioning units. The Council is required to assess applications that have been submitted on their planning merits.

6.0 SUSTAINABILITY

6.1 Policy CC2 only allows active cooling (air conditioning) where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy. In this case, a thermal comfort assessment and carbon summary report has been submitted in support of the application. A number of passive measures are already in place including windows that open to provide ventilation into the hotel rooms. It is acknowledged that there are limited opportunities to incorporate further measures due to the single aspect nature of the majority rooms. As such, the installation of active cooling is accepted in this instance.

6.2 The building is an existing building that had inefficient, ageing heating in place using gas boiler and air conditioning unit systems. The new system substantially reduces the carbon emissions. The heating co-efficient of performance (COP) used is 3.5, and the cooling energy efficient ratio (EER) used is 3.0 based upon the plant characteristics. For gas it is more than 6 times more carbon intensive than the heat pump option with a COP of 3.5. The units would have a better performance level than the gas boiler system that has been replaced therefore the condensers would reduce carbon emission levels significantly in comparison.

7.0 BIODIVERSITY

7.1 Biodiversity Net Gain (BNG) requirements apply to applications made on or after 12/02/2024 for major developments and 02/04/2024 for smaller developments. As the application was submitted on 24/08/2022 there is no requirement to submit information relating to BNG.

8.0 CONCLUSION

8.1 The proposal would be considered acceptable subject to the required noise conditions specified in amenity section above.

9.0 RECOMMENDATION

9.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th July 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/3622/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 16 July 2025

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

CarneySweeney
77 Farringdon Road
London
EC1M 3JU

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Mercure Hotel
130-134 Southampton Row
London
WC1B 5AF

DECISION

Proposal:

Installation of 8 condenser units and associated acoustic enclosure at first floor level within lightwell (RETROSPECTIVE)

Drawing Nos: A-000-001 rev P0; SR0f1E1; SR0f1E2; SR0f1E3; SR0f1E4; SR0f1E5; A-100-202; A-110-201; A-110-202; A-110-203; A-110-204; Covering letter from Carney Sweeney dated 24/08/2022; Plant Noise Assessment prepared by Sharps Redmore dated 11/08/2022; Technical note prepared by Sharps Redmore dated 08/06/2023; Thermal Comfort Assessment and Carbon Summary Rev A prepared by J S Lewis Ltd dated December 2022; Fire Safety Strategy - Reason Exemption Statement prepared by Carney Sweeney; Air conditioning heat recovery series product information extract from Mitsubishi Electric.

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 shall be carried out in accordance with the following approved plans:

A-000-001 rev P0; SR0f1E1; SR0f1E2; SR0f1E3; SR0f1E4; SR0f1E5; A-100-202; A-110-201; A-110-202; A-110-203; A-110-204; Covering letter from Carney Sweeney dated 24/08/2022; Plant Noise Assessment prepared by Sharps Redmore dated 11/08/2022; Technical note prepared by Sharps Redmore dated 08/06/2023; Thermal Comfort Assessment and Carbon Summary Rev A prepared by J S Lewis Ltd dated December 2022; Fire Safety Strategy - Reason Exemption Statement prepared by Carney Sweeney; Air conditioning heat recovery series product information extract from Mitsubishi Electric.

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

- 2 Within 2 months of the date of this decision notice, a post-installation noise assessment shall be carried out and be submitted to the Council for approval in writing, to confirm compliance with the noise criteria and with details of any additional steps taken to mitigate noise as identified in the supporting Plant Noise Assessment prepared by Sharps Redmore dated 11/08/2022. All approved details shall be implemented, and thereafter, be permanently retained and maintained in accordance with the manufacturers' recommendations.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by noise from all equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 3 The external noise level emitted from the plant at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or 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 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 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.
- 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 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

DECISION