



**GERALDEVE**  
A NEWMARK COMPANY

One Fitzroy 6 Mortimer Street  
London W1T 3JJ  
Tel. +44 (0)20 7493 3338  
[geraldve.com](http://geraldve.com)

London Borough of Camden  
Planning and Borough Development  
5 Pancras Square  
London  
N1C 4AG

FAO: Laura Dorbeck

30 March 2023

**Our ref:** LEO/LHA/AME/U0022033

**Your ref:** PP-11886382

Dear Sir/Madam,

**Rayne Institute, 5 University Street, London, WC1E 6JF**  
**Town and Country Planning Act (as amended) 1990**  
**Application for Full Planning Permission**

We write on behalf of our client, University College London ('UCL') (the 'Applicant') to submit a planning application for full planning permission to replace existing life expired condensers at the Rayne Institute, 5 University Street, London, WC1E 6JF (the 'Site').

Planning permission is sought for the following:

**"Removal of existing condensers, and replacement with four new condensers on the roof of the building, and associated works".**

**Site and Background**

This application relates solely to the roof of the Rayne Building. The Site is located on University Street, bounded Mortimer Market to the south, and adjacent to Paramount Court. The building is currently used for educational and research purposes for the division of medicine by University College London (UCL).

The Site is not statutory listed but is located within the Bloomsbury Conservation area.

Surrounding buildings are predominantly educational and form part of the wider UCL campus, including the Grade II Listed Cruciform building, located to north-east of the Site. There are also some clusters of residential uses nearby.

The Site has a PTAL rating of 6b owing to its proximity to Euston Square underground station. Russell Square and Euston underground, overground and railway stations are also within a short walking distance. There are also a number of bus routes serving the area.

**Relevant Planning History**

From a review of the Council's online planning register, we have provided a summary of the relevant planning applications relating to the Site below:

On 22 September 2009, planning permission was granted (2009/3675/P) for:

**“Erection of new fire escape ladder on front elevation from roof level to third floor level of University (Class D1).”**

On 13 May 2009, planning permission was granted (2009/1349/A) for:

**“Display of an internally illuminated freestanding monolith sign outside No. 5 University Street (Rayne Building) in association with the UCL Campus Wayfinding Scheme.”**

On 14 December 1999, planning permission was granted (PS9905010) for:

**“Erection of a plant room at roof level on the Mortimer Market elevation, as shown by drawing numbers 1407/101 & 1407/102.”**

On 21 April 1995, planning permission was granted (9500827) for:

**“Installation of 28 cycle rack stands on the private forecourt at the front of the property as shown on drawing numbers 202/01/22CR and 202/02/4CR.”**

On 13 April 1995, planning permission was granted (9401342) for:

**“Installation of new fume cupboard extract ducts above roof level as shown on drawing numbers 202 05 34B 202 05 35B 202 05 36B and 202 05 37B revised by letters dated 13 January 1995 and 3 March 1995.”**

On 12 March 1995, planning permission was granted (9101404) for:

**“The installation of extractor duct at roof level as shown on drawings nos. 202 05 30B 31B 32A and 33C.”**

## **The Proposal**

Planning permission is sought for the installation of replacement condensers which are to be mounted behind a parapet wall on the north east corner of the roof of the building, to provide comfort cooling and heating to a newly refurbished office space at second floor of the Rayne Building.

It is proposed the new replacement units will be Mitsubishi condensing units, three split type air conditioners model MUZ-AP25VG (approx. 0.9m high x 0.9m wide x 0.35m deep) and a single split type heat pump air conditioner model PUZ-ZM125VKA (approx. 1.35m high x 1m wide x 0.35m deep). The proposals include the removal of at least one end of life condensers, which currently serve the second floor office space. The new units will have greater efficiency in comparison to the existing units.

The proposals are set out in more detail within the supporting planning drawings, prepared by Kendall Kingscott.

## **Planning Policy Context**

Section 38(6) of the Planning and Compulsory Purchase Act 2006 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan comprises:

- The London Plan (2021)
- The Camden Local Plan (2017)

Camden also has a number of adopted Planning Guidance documents which would be a material consideration. The National Planning Policy Framework (2021) is also a material consideration.

As the proposals affect a building within a Conservation Area, consideration has been given to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## **Planning Assessment**

### Design and Heritage

Policy D1 of the Local Plan states that the Council will seek to secure high quality design in development and requires that development respects local context and character.

Policy D2 of the Local Plan establishes that the Council will seek to preserve and where appropriate, enhance heritage assets and their settings, including conservation areas. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits.

The proposals relate to the installation of new plant and associated equipment at the Rayne Building, which is not listed but falls within the Bloomsbury Conservation Area.

It is proposed to install four new units in the north east corner of the roof of the building which will follow the same line along the northern parapet of the roof as existing units. The proposed units would be no higher than the current units which sit along the parapet of the building. The units would not be read from street level and would be in line with the existing views to this Site from other areas within the Conservation Area.

It is proposed to remove end of life plant as part of these works which currently serve the internal space to reduce any unnecessary clutter on the roof.

As such, the proposals are considered to preserve the appearance and character of the Bloomsbury Conservation Area and will not have an impact on the significance of nearby listed buildings. Therefore, the proposal complies with Policies D1 and D2.

### Amenity

Policy A1 of the Local Plan sets out that the Council will seek to ensure that the quality of life occupiers and neighbours are protected from the impact of development. The relevant factors considered include noise and vibration levels, and odour, fumes and dust.

Policy A4 of the Local Plan sets out that the Council will seek to ensure that noise and vibration is controlled and managed. The Council state that permission will only be granted for noise generating development, including any plant and machinery, where it can be operated without causing harm to amenity, including in terms of daylight and sunlight.

A Noise Impact Assessment has been prepared by Environmental Equipment Corporation Ltd to assess the proposed use of plant and associated equipment at the site. The noise assessment has been conducted in accordance with the policies and requirements of Camden Borough Council (LBC) and sets plant noise limits in accordance with LBC policies and predicts noise impacts at the worst affected noise sensitive receptors.

Plant noise limits have been set based on the methodology contained in BS4142, the results of a background noise survey and the requirements of Camden Council, to control the noise from the proposed plant items. The noise limit has been set 10dB below the lowest measured background noise level. Predictions have shown that the noise criterion is met at all assessment locations during all periods of the plant items proposed operation.

The Noise Impact Assessment concludes that noise does not pose a material constraint to the operation of the condenser units. The predicted noise levels would be below the level at which no effects are observed to occur, the 'No Observed Effect Level' (NOEL). As such, the proposals therefore comply with Policy A1 and A4 of Camden's Local Plan.

### Overheating

Policy CC2 of the Local Plan sets out that the Council will seek to ensure that development is resilient to climate change. The Council states that all development should adopt appropriate climate change adaptation measures such as measures to reduce the impact of overheating, as set out in Policy CC2(d). Furthermore, the Energy Efficiency and Adaptation CCG (2021) states that 'Active cooling will only be permitted where its need is demonstrated and steps in the cooling hierarchy are followed.'

An Overheating Assessment, prepared by Kendall Kingscott supports this application as active cooling is proposed in relation to the refurbishment of the office space on the second floor of the building.

It is proposed to retain and modify the existing core ventilation system and extend it to serve the internal refurbished office meeting rooms. The existing DX heating and cooling system will be replaced with a new more efficient system. The DX system will be connected to the BMS system and the radiators to ensure that cooling only operates when the heating is off and when internal temperatures are excessive.

The refurbished open plan office space and smaller office have mechanical ventilation and openable windows. The refurbished office 263D and meeting room 203A are fully internal and do not include any opening windows. Mechanical ventilation is provided here. Active cooling is present in the existing rooms on the second floor and will be required for the proposed refurbished areas.

Whilst consideration has been given to the cooling hierarchy in the development of the proposals, as set out in the Overheating Assessment, it is considered that as a result of design investigations, active cooling would be required for these spaces. Each of the rooms have been tested and the results indicate a non-complaint model with excessive overheating. The modelled spaces all require comfort cooling to ensure suitable environmental conditions.

The new plant will be more adept at providing active cooling to the building, with improved efficiency of operation and will replace the existing cooling within this part of the building to provide for the refurbished areas, rather than providing additional cooling. Therefore, the proposal complies with Policy CC2 of Camden's Local Plan.

### **Conclusion**

In conclusion, the proposed development complies with relevant policies of the Camden Local Plan, namely Policies D1, D2, A1 and CC2.

The installation of four replacement condenser units would preserve the character or appearance of the wider Conservation Area. Whilst acknowledging the cooling hierarchy, the installation of the proposed condensers is acceptable when having regard to the existing situation. Finally, the submitted noise assessment demonstrates that any increased noise generated from the new condenser would be imperceptible, and therefore its installation would not result in any undue noise disturbance to any sensitive receptors.

Therefore, we consider that the proposal is accords with the Development Plan and should be determined positively without delay.

### **Application Documents**

As part of this submission on the Planning Portal, we enclose the following documents:

- Completed application form, prepared by Gerald Eve LLP;
- CIL Form, prepared by Gerald Eve LLP;
- Covering Letter, prepared by Gerald Eve LLP;
- Site Location Plan, prepared by Kendall Kingscott;
- Existing and Proposed Plans, Elevations and Sections, prepared by Kendall Kingscott;
- Photographs, prepared by Kendall Kingscott;
- Design and Access Statement, prepared by Gerald Eve;
- Noise Impact Assessment, prepared by Environmental Equipment Corporation Ltd;
- Overheating Assessment, prepared by Kendall Kingscott; and
- Mitsubishi specification manuals.

The application fee of £462 (Plus a Planning Portal admin fee of £32.20) has been paid online via the Planning Portal at the time of submission.

We trust that you have all the necessary information to validate this application and we look forward to confirmation of this shortly. If you have any queries, please contact Lucy Hale (0207 333 6286) or Abdul Mehdi (0207 333 6417) of this office.

Yours faithfully,

### **Gerald Eve LLP**

Direct tel. +44 (0) 20 7333 6286  
Mobile. +44 747 166 4280