

Planning Department
London Borough of Camden
2nd Floor
5 Pancras Square
London
N1C 4AG

Date: 31 March 2023
Our ref: 66554/01/MS/26463200v1
Your ref: PP-12039221

Dear Sir/Madam

250 Euston Road, NW1 2PG: Application for Full Planning Permission for the Installation of Rooftop Plant Equipment

On behalf of our client, UCLH NHS Foundation Trust, please find enclosed an application seeking full planning permission for the installation of rooftop plant equipment at 250 Euston Road, NW1 2PG. The proposals comprise the installation of new Air Handling Unit (AHU) equipment at roof level 7 and four no. condenser units at roof level 6. The equipment is required to support internal upgrades to the existing office and research and development accommodation, which is occupied by University College London Hospitals (UCLH).

Application Submission

The application has been submitted via the Planning Portal (ref. PP-12039221) and comprises the following:

- 1 Completed Planning Application Form and Ownership Certificate;
- 2 CIL Additional Information Form;
- 3 This Covering Letter, prepared by Lichfields;
- 4 Design and Access Statement, prepared by BMJ Architects;
- 5 Noise Impact Assessment, prepared by Hoare Lea;
- 6 The following plans, prepared by BMJ Architects:
 - a 3985-BMJ-ZZ-06-DR-A-0001-S2-P01_Site Plan
 - b 3985-BMJ-ZZ-06-DR-A-0901-S2-P01_Sixth Floor Proposed Plan
 - c 3985-BMJ-ZZ-07-DR-A-0902-S2-P01_Proposed Roof Plan
 - d 3985-BMJ-ZZ-07-DR-A-0903-S2-P01_Existing Roof Plan

- e 3985-BMJ-ZZ-XX-DR-A-0401-S2-P02_Proposed Elevation E01
- f 3985-BMJ-ZZ-XX-DR-A-0402-S2-P02_Proposed Elevation E02
- g 3985-BMJ-ZZ-XX-DR-A-0403-S2-P02_Proposed Elevation E03
- h 3985-BMJ-ZZ-XX-DR-A-0410-S2-P01_Existing Elevation E01
- i 3985-BMJ-ZZ-XX-DR-A-0411-S2-P01_Existing Elevation E02
- j 3985-BMJ-ZZ-XX-DR-A-0412-S2-P01_Existing Elevation E03

The application fee of £462 has been paid via the Planning Portal to the London Borough of Camden.

The Application Site and Proposed Development

The application site comprises the existing 7 storey commercial building at 250 Euston Road, NW1 2PG. The building is occupied by UCLH on a long lease (until 2039) and is used for office, research and development and healthcare purposes.

Figure 1: 250 Euston Road as existing



Source: Derwent London



Planning History

It is understood that the building was completed in 1981. An overview of the site's available planning history from Camden's planning register is set out in Table 1 below. The records below primarily include minor applications for installation of signage and plant, with a part change of use at basement and ground floor.

Table 1: Planning History

Application No.	Description of Development	Decision	Date of Decision
8680174	Display of individually illuminated stainless steel letters measuring approximately 0.5m in height on the front of the building at a height approximately 8m above pavement level - as shown on drawing number 073532.	Approved	06.08.1986
8900005	The installation of air conditioning plant and ducting with the erection of a lift enclosure at second floor level of north block as shown on drawings numbered 9326/10 11 and 12.	Approved	05.04.1989
8980001	The display of an internally illuminated fascia sign and numbers consisting of individually illuminated lettering each 600mm high (as shown on drawing numbered 081364).	Approved	17.02.1989
P9600428	Use of basement and ground floor (east) for light industrial with showroom and other ancillary purposes falling within use class B1 (Business).	Withdrawn	03.05.1996
A9602084	Display of non-illuminated projecting sign on Beaumont Place elevation and internally illuminated fascia sign on Euston Road frontage, as shown on drawing nos. 5257/14, GF02A, DT13.	Approved	15.08.1996
P9600428R1	Change of use of basement and ground floor (east) from showroom use to showroom and light industrial use with other ancillary purposes, as shown on drawing numbers L95/00031/01, /02 and /03.	Approved	03.05.1996
PS9704635	The erection of a satellite dish on the roof, as shown on drawing number PRU001 and dish and bracket specification sheet.	Approved	13.08.1997
2005/4853/P	Installation of rear extract flues and air handling equipment at roof level in association with conversion of the existing ancillary basement car park to a medical laboratory (Class B1b).	Approved	06.02.2006

Source: Camden Planning Register

Proposed Development

The proposals comprise the installation of new Air Handling Unit (AHU) equipment at roof level 7 and four no. condenser units at roof level 6 on the existing building. The proposed equipment is to be



constructed of metal and of a light grey appearance, matching the existing rooftop plant. The purpose of the equipment is to provide mechanical ventilation to serve the existing office and research and development facilities, specifically upgrades to a research and development suite on Level 6. The mechanical ventilation is required to ensure a safe and suitable environment for NHS staff.

Figure 2: Existing Building, Rooftop View



Source: Google Maps

Planning Assessment

The statutory development plan comprises the London Plan (2021), the Camden Local Plan (2017) and the Euston Area Plan (2015). Camden's Planning Guidance in relation to Amenity (2021) is also relevant as a material consideration to the proposals.

The site is subject to the following designations on Camden's Policies Map:

- Local Plan Central London Area; and
- Protected Vista (London View Management Framework SPG 2010) – Parliament Hill Oak Tree to Palace of Westminster.

Policy E1 (Offices) of the London Plan (2021) states that improvements to the quality of office space of different sizes should be supported including through refurbishment. Policy E1 (Economic Development) of Camden's Local Plan seeks to support businesses of all sizes, and to promote the development of Camden's health and education sectors particularly around Euston and Kings Cross. Strategic Principle EAP 1 of the Euston Area Plan seeks to accommodate a mix of employment generating uses in the EAP area, including mainstream office uses and research and development space.

The proposals are required to support upgrades to the existing office and research and development accommodation (in the health sector) and ensure a safe and suitable environment for NHS staff, by providing mechanical ventilation. Both local and strategic policy seek to support business of this type including through the improvement and refurbishment of existing office space.



Policy A1 (Managing the Impact of Development) states that, "*The Council will seek to protect the quality of life of occupiers and neighbours.*" It goes on to state that planning permission will be granted for development unless this causes unacceptable harm to amenity. The specific factors relevant in consideration of this include visual privacy/ outlook and noise and vibration levels.

In relation to policy A1, the proposals are located at roof level and set back from the roof edge to reduce visibility. The equipment is to be coloured grey so that it blends with the existing rooftop plant.

Policy A4 of Camden's Local Plan states that the Council will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity. Appendix 3 of the Local Plan sets out Camden's Noise and Vibration thresholds.

In addition, Camden's Planning Guidance on Amenity notes at paragraph 6.1 that, "*Noise and vibration can have a significant impact on amenity, quality of life and wellbeing.*" Section 6 of the guidance provides further information on Local Plan Policies A4 Noise and vibration and A1 Managing the impact of development, which seek to protect residents of both existing and new residential developments and the occupiers of other noise-sensitive developments from the adverse effects of noise and vibration. The guidance includes requirements for Acoustic Reports and suggested mitigation measures for development.

In response, a Noise Assessment Report has been prepared by Hoare Lea and is enclosed in support of this application. Plant noise limits are proposed within the report based on the results of an acoustic survey undertaken by Hoare Lea in February 2023, in line with the requirements of Camden's policy.

The report includes details of the resultant sound levels at nearby receptors based on the proposed plant equipment. With the mitigation incorporated, the report confirms that the proposed plant noise emissions will satisfy London Borough of Camden planning policy requirements by not having an adverse impact on the nearest noise sensitive receptors.

In summary, the proposals are minor in nature and consistent with the existing plant equipment on the roof of the building. The proposed plant equipment is to ensure that the existing office and research and development facilities are safe and suitable for NHS workers and kept up to modern standards. The Noise Assessment Report demonstrates that the proposals will not have an adverse impact in terms of noise.

Concluding Remarks

This planning application seeks permission for the installation of plant equipment at rooftop level at 250 Euston Road, NW1 2PG. The proposal is compliant with the relevant planning policies within the London Plan (2021) and Camden Local Plan (2017). The proposals are required to support upgrades to the existing accommodation and are therefore important to the continuing function of this building for the health services sector.

We trust that this application can be validated and determined within the statutory timescales. However, should you require any additional information, please do not hesitate to contact me or my colleague, Pippa Nisbet.



Yours faithfully



Isabella Tidswell
Planner