

18 April 2023

London Borough of Camden,  
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London,  
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Dear Sir/ Madam

**200 GRAY'S INN ROAD, LONDON, WC1X 8XZ  
TOWN AND COUNTRY PLANNING ACT 1990**

On behalf of our client, Warner Bros. Entertainment UK ('the Applicant'), we hereby enclose an application for full planning permission ('the Application') for the installation of an external condenser unit within the existing plant area to the south of the building at 200 Gray's Inn Road, London, WC1X 8XZ ('the Site').

Full planning permission is sought for the following development ('the Proposed Development'):

*"Installation of external condenser within the existing plant area"*

**Site and context:**

The site comprises of a 10 storey (including basement levels) office building situated on Gray's Inn Road. The building is currently occupied by a number of media related businesses. The site is bound by Coley Street to the north, Gray's inn Road to the west, Gough Street to the east, and the Elm Yard Development to the south.

The site is located in an area of varied character within central London, with the existing building heights in the immediate surrounding area extending between 4 to 15 storeys.

**Site Designations:**

The site is subject to one designation in the London Borough of Camden ('LBC') Local Plan Proposals Map:

- Central London Area

Whilst the Site is not situated with a Conservation Area, it partially abuts the Hatton Garden Conservation Area to the south, within Bloomsbury Conservation Area located immediately to the west. There are also several listed buildings (mainly Grade II) located in close proximity to the Site.

**Planning Policy:**

Within the adopted Camden Local Plan (2017) it sets out in Policy A4 'Noise and Vibration' that the council seek to ensure that noise and vibrations are controlled and managed. Planning permission will only be



granted if the development has regard to the council Noise and Vibration Thresholds. And planning permission will not be granted in cases where development is likely to generate unacceptable noise and vibration impacts or that developments sensitive to noise in locations which experience high levels of noise (unless appropriate attenuation measures can be achieved).

**Proposed development:**

The Proposed Development seeks to install an external condenser within the existing plant area of 200 Gray's Inn Road and is located to the south of the building. This application is supported by a Noise, Vibration and Ventilation Statement prepared by Sandy Brown.

**Application Documents**

In addition to this covering letter, this application is accompanied by the following documents as agreed with London Borough of Camden at pre-application stage:

- Planning Application Form and Ownership Certificate, prepared by DP9;
- CIL Additional Information Form, prepared by DP9;
- Site Location Plan, prepared by UK Planning Maps;
- External unit location and pipe run mark up prepared by Digital Inc;
- Air conditioning technical data prepared by Daikin;
- Existing and proposed drawings and
- Noise, Vibration and Ventilation Statement, prepared by Sandy Brown

The planning application fee of £494.20 (inc. VAT and service charge) has been paid online via Planning Portal.

We trust that you have all the necessary information to validate and duly determine the planning application. Should you have any queries in the interim, please contact Chris Gascoigne (Tel: 07711 556 891) or Charlotte Allen (Tel: 07514 731838) at this office.

Yours faithfully

DP9 Ltd.

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