

8<sup>th</sup> August 2023

**London Borough of Camden 2nd Floor,  
5 Pancras Square  
c/o Town Hall,  
Judd Street  
London  
WC1H 9JE**

DP9 Ltd  
100 Pall Mall<sup>1</sup>  
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700  
facsimile 020 7004 1790

[www.dp9.co.uk](http://www.dp9.co.uk)

Dear Sir/Madam,

**1-5 MAPLE PLACE, LONDON, W1T 4BB: APPLICATION FOR PLANNING PERMISSION FOR EXTERNAL ALTERATIONS INCLUDING REPLACEMENT WINDOWS AND REPLACEMENT PLANT TO ROOF**

Please find enclosed on behalf of our client, LMS Offices Limited, an application for planning permission for replacement of external alterations including replacement of windows and the installation of replacement plant on the roof of the building at 1-5 Maple Place.

As part of this application please find enclosed:

- Signed and dated application forms and Certificates
- Site Location Plan
- Site Plan
- Existing and Proposed Plans and Elevations
- Noise Report
- Completed CIL Form

The application fee has been paid directly through the Planning Portal.

**The Site**

Maple Place is a small mews street that can be accessed from Maple Street. The application site is located from the western side of Maple Place, and comprises a three storey building with brick façade at first and second floors.



The western edge of the application site is located 9.7 metres from the rear of 12-16 Fitzroy Street, a 7-storey block with residential on the upper floors. Maple Place is a commercial mews with office uses along both sides. The building is not listed or located within a conservation area.

Works to the ground floor have been undertaken pursuant to planning permission reference 2010/5816/P.

### **The Proposals**

The applicant, LMS Offices Limited (part of the Derwent London Group), seeks to replace the current sliding sash windows with casement windows. Although the building has been well maintained, many of the windows have degraded over recent years. The existing windows are single glazed. The single glazing presents issues with condensation, heat loss, increased energy consumption and poor sound insulation. The existing windows are no longer fit for purposes and need to be replaced. However there is no like-for-like aluminium sash product on the market, so the preferred option is to replace these with casement windows. These will enable the passive ventilation strategy and chosen side hung casements for their superior performance over timber sliding sash. These modern, efficient windows will improve the energy efficiency and sustainability of the building. They also respect the character of the ground floor glazing added in 2010.

The vertical arrangement of the proposed replacement windows is as per the existing arrangement, and the only change is the removal of the vertical bar.

The changes to the plant will be picked up on the elevations yes. I'm waiting for confirmation from GDM on a couple of queries. Changes to plant as seen on roof plans and elevations:

The existing roof plant will be replaced in the same location, utilising roughly the same footprint for the condenser units. An acoustic enclosure is proposed around the roof plant to meet the requirements of the Noise Survey prepared in respect of the proposals.

To the rear elevation, two small 350x350mm louvres would be installed for ventilation to ground floor unit, with new louvres required for ventilation of new bin and bike store as required for building regulations.

### **Planning Policy Assessment**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. The Courts have held that the Government's statements of planning policy are such 'material considerations' which must be taken into account, where relevant, in decisions on planning applications.



The Development Plan for this site comprises:

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

The following Local Plan Policies are considered relevant to the determination of these proposals: -

- D1 – Design
- A1 – Managing the Impact of Development
- A4 – Noise and Vibration

Camden Planning Guidance (CPG) provides advice and information on how the Council will apply their planning policies. The adopted CPG documents can be 'material considerations' in planning decisions. However, they have less weight than the Local Plan or other development plan documents. The latest CPG documents were approved by Council on 15 January 2021 following consultation.

The National Planning Policy Framework ('NPPF') (2021) and Planning Practice Guidance are also material considerations in the determination of the proposals.

The application site is located within the Central Activities Zone.

### ***Design***

National and strategic policy support good design. At a local level Policy D1 Design, states that the Council will seek to secure high quality design in development. The Council will require that development: respects local context and character; preserves or enhances the historic environment and heritage assets and matters of sustainability; uses high quality materials, integrates with its surroundings, is inclusive; is secure and other matters.

The proposed replacement of the existing windows will not materially alter the appearance of the building and the proposed materials will remain as existing in aluminum. The new louvres to the rear elevation are minor in their size and would not have any adverse impact on the appearance of the building.

The replacement of the roof plant in the existing locations and the creation of a new acoustic enclosure will ensure any visual impact of this equipment will be minimised.

There are no heritage assets within the immediate vicinity of the site, and the proposals will therefore have no heritage impact.

Policy D2 is further supported by CPG Design dated March 2019. The applicant has had regard to that CPG in particular its guidance on detailed design and use of materials.



The proposals are therefore considered to continue to adhere to the objectives of the NPPF, London Plan and Local Plan policies and would deliver a high-quality scheme.

### ***Noise and Amenity***

The London Plan Policy D14 states that development proposals should avoid significant adverse noise impacts on health and quality of life as a result of new development. Also, that development proposals should mitigate and minimise the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses.

Local Plan Policy A1, Managing the impact of development, states that the Council will grant permission for development unless this causes unacceptable harm to amenity. Policy A4 deals with noise and vibration and outlines that development will not be granted permission if it is likely to create unacceptable noise and vibration impacts. It goes on to say that permission will be granted for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.

An Environmental Noise Report has been submitted in support of this application. The report advises that the proposed replacement plant and enclosures will achieve noise emission levels that would not give rise to any concerns in respect of residential amenity.

Given the above, it is considered that the proposed development would cause no significant impact on environmental noise, in accordance with the London Plan and Local Plan policies.

### **SUSTAINABILITY STATEMENT**

The proposals only relate to external alterations and therefore there is no requirement to consider sustainability issues in detail. However, one of the key drivers for the proposals is to improve the energy efficiency of the building and enhance the EPC rating.

At present the building has an EPC rating of E. The proposals will improve this with a target EPC Rating is B from the improvements to the specification of the glazing and the efficiency of the replacement plant.

Having regard to the conclusions of this it is clear that the proposals accord with the broad objectives for energy efficiency and sustainability at national, strategic and local level.

### **SUMMARY**

In summary the proposals would not result in any material change to the building, and would improve the position with regards to the existing plant both acoustically and visually. It is therefore considered that the proposals are acceptable, and permission should be granted for these.



We trust that the enclosed information is sufficient to validate and determine the application. however should you wish to discuss this further or require any additional information please contact Caroline McIntyre on 07525 289 486 or [caroline.mcintyre@dp9.co.uk](mailto:caroline.mcintyre@dp9.co.uk).

Yours faithfully

**DP9 Ltd**