

Neil McDonald
Development Management
LB Camden Council
Town Hall
5 Pancras Square

104 St. John Street
London EC1M 4EH
info@centroplan.co.uk
0203 302 1855
centroplan.co.uk

23.08.23

Dear Neil,

**DISCHARGE OF CONDITION 9 (PLANT NOISE) PURSUANT TO PLANNING PERMISSION
2022/5446/P – 112A GREAT RUSSELL STREET, LONDON WC1B 3NP**

On behalf of our client, Central London Investments Limited, we hereby submit documents to discharge Condition 9 (Plant Noise).

The description of development for the main planning permission is as follows:

"Variation of conditions 2 (approved plans), 3 (air quality), 6 (cycle storage), 9 (noise), 10 (drainage) and 14 (hotel bedroom number) together with submission of details in discharge of condition 12 (electrical plant in basement), of planning permission ref: 2015/3605/P allowed at appeal ref: APP/X5210/W/16/3147078 dated 04/10/2016, as amended by 2020/1438/P dated 01/06/2020, for 'Change of use of part ground floor and basement levels -4 and -5 from Car Park (sui generis) to hotel (Class C1), including alterations to openings, walls and fascia on ground floor elevations on Great Russell Street and Adeline Place', namely to: increase the number of hotel bedrooms from 166 to 187 with associated internal and external alterations on ground floor elevations on Great Russell Street and Adeline Place."

Condition 9 states:

"The plant and equipment as detailed in the Noise Assessment dated 15 December 2022 by Hawkins Environmental shall be installed and constructed in accordance with the approved scheme and shall be permanently maintained as such thereafter. The noise level from any plant and equipment, together with any associated ducting or vents, shall be 15 dB(A) or more below the lowest relevant measured LA90 (15min) at the nearest noise sensitive premises. Prior to the plant being used a validation test shall be carried out following completion of the development. The use hereby permitted shall not commence until a report of the validation test has been submitted to and approved in writing by the local planning authority."

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."

2

An earlier application¹ to discharge the condition was refused on 5th July 2023. The Applicant has since adjusted the settings on the plant to ensure that noise levels cannot increase beyond the levels specified in the condition. Further noise testing was subsequently conducted to confirm this and the report is enclosed within the present application.

Therefore, we hereby submit the following document:

- Acoustic Impact Assessment (Hawkins Environmental)

The application fee of £116 has been paid. We look forward to receiving confirmation that the application is valid.

Yours sincerely,



Tarun Cheema
Senior Planner
Centro Planning Consultancy

¹ Ref: 2023/2187/P