

2 February 2024

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Dear Sir/Madam,

**1&2 STEPHEN STREET: APPLICATION FOR PLANNING PERMISSION FOR REPLACEMENT OF ROOF PLANT**

Please find enclosed on behalf of our client, Derwent Central Cross Limited, an application for planning permission for the removal of four existing chillers located on the roof top and replacement with Air Source Heat Pumps and associated works.

As part of this application please find enclosed:

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

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

Derwent London are committed to the decarbonisation of their portfolio with the target of reaching net zero carbon by 2030. One of the largest buildings in the portfolio is 1 & 2 Stephen Street. This building comprises retail units and a cinema at ground level and offices on levels 1 to 10. The office entrance is in Stephen Street. The existing building is not listed and the site is not located in a Conservation Area.



## Planning History

Planning permission has previously been granted for the following works to the property:

- 2023/1171/P - 1 & 2 Stephen Street London W1T 1AL - Alterations to replace upper floor level glazing in windows on southeast, northwest, southwest and northeast elevations with double-glazing within existing frames. Granted - 25-04-2023.
- 2023/0252/P - 2nd Floor 1 Stephen Street London W1T 1AL - Alterations to 2 windows on each of the southeast and southwest elevations at 2nd floor level and 4 windows on the northwest elevation to provide ventilation louvres and replacement glazing in existing window openings. Granted - 24-02-2023.
- 2018/4673/P - 1 Stephen Street London W1T 1AT - Alterations to 2 windows on southwest elevation at second floor level to provide louvres for ventilation. Granted 26-10-2018.
- 2015/5822/P - 1 Stephen Street, London, W1T 1AL - Installation of x 5 air conditioning units at the rear third floor level of the office building (B1 use). Granted - 11-11-2015.

## The Proposal

The application seeks planning permission for the removal of four existing chillers on the roof top and replacement with Air Source Heat Pumps.

The building is currently heated by gas boilers with a high fuel carbon intensity. Cooling is provided by air cooled chillers on the roof which are in need of replacement. On behalf of Derwent, Arup have designed an alternative system for heating and cooling the building using air source heat pumps (ASHPs) on the roof instead of the existing air cooled chillers.

These ASHPs will generate cooling more efficiently than the existing air cooled chillers but also provide a low carbon heating source to replace the gas boilers.



Figure 1 Roof plant area 1

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 proposals would improve the appearance of the existing building as the height of the existing chillers has been factored into the design of the replacement ASHPs which are selected to be lower than the existing installation.

In terms of amenity and noise, the proposed ASHPs have been selected to be quieter than the loudest existing unit on the roof and therefore are not anticipated to increase noise levels to the surrounding area. Therefore the amenity of occupiers of the surrounding premises will not be adversely affected by noise from equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

The design of the new ASHP installation has considered potential vibration passing to the structure below. To prevent this from occurring, the ASHPs will be installed on anti-vibration spring mounts.

The alterations also have a significant enhancement to the overall energy efficiency of the building. These ASHPs will generate cooling more efficiently than the existing air cooled chillers but also provide a low carbon heating source to replace the gas boilers. 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.

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**