

Our Ref: 2165



Planning Department
London Borough of Camden
64 Victoria Street
London
SW1E 6QP

07th March 2024

Dear Sir/Madam,

Proposal: Full planning application for replacement HVAC plant and new acoustic enclosure
Location: 3rd Floor roof level, New London House, 172 Drury Lane, WC2B 5QF

We write on behalf of the applicant, Margin Finance Corporation Ltd, to submit a full planning application at the 3rd floor flat roof level of the above address for the replacement of existing HVAC plant and a new acoustic enclosure.

The Site

The application site comprises the 3rd floor flat roof No 172 Drury Lane. The building is not listed but falls within the Seven Dials Conservation Area (CA) and is identified as making a positive contribution to the CA.

The Proposal

The proposal is to take down the timber fencing and replace it with a new larger single acoustic enclosure to house all the new plant within the same location which is set back from the edge of the building.

The existing plant is at the end of its life stage, inefficient and is in need of replacement. Currently, the plant is screened off by timber fencing and each plant unit itself within the fencing is within its own acoustic enclosure.

The application has been submitted with the following supporting information:

- Site location plan @ 1:1250;
- Existing & proposed plans and elevations;
- Acoustic enclosure/screening specifications;
- Noise Impact Assessment (NIA) prepared by Auricl acoustic consulting Limited; and
- Statement from project Building Services Engineer confirming the adequacy of the proposed acoustic screening against recommendations within the NIA.

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Policy Considerations

The following national and local planning policies are considered relevant to the proposed development:

Camden Adopted Local Plan 2017

Policy A1 'Managing the impact of development'

Policy A4 'Noise and vibration'

Policy D1 'Design'

Policy D2 'Heritage'

Policy Assessment

Noise Impact

Local Plan policy A1 seeks to protect the quality of life of occupiers and neighbours and safeguard amenity in respect of noise and disturbance, visual privacy, outlook, sunlight/daylight and overshadowing, odour and fumes etc.. Where development is likely to generate noise, the Council will require an acoustic report to be submitted.

Local Plan policy A4 seeks to ensure that noise and vibration is controlled and managed. All such development should have regard to Camden's Noise and Vibration Thresholds.

The proposal will result in a reduction in noise from the plant with new quieter HVAC units and improved acoustic screening.

The Noise Impact Assessment shows that with there will be no material impact to any occupants of the above housing accommodation. The plant will be attenuated to 32dB LpA in order to comply with Camden Council requirements which typically requires that the Rating Level for fixed external plant (determined in accordance with BS 4142), including any character corrections for tonality, impulsivity etc. are controlled to a level at least 10 dB less than the lowest measured LA90 background noise level (15 dB if tonal components are present) at a distance of 1m external to nearest noise sensitive premises. A letter has been provided by the project Building Services Engineer (Karsons Consulting) which confirms the proposed acoustic screening details comply with the requirements of NIA specifications.

Appearance & Heritage Impact

Local Plan policy D1 confirms the Council will seek to secure high quality design in development. Policy amplification (Para 7.34) confirms that building services equipment such as HVAC should be contained within the envelope of a building or be located in a visually inconspicuous position. Local Plan policy D2 states that new development is required to preserve or enhance the character and appearance of the CA.

The proposal will result in a visual improvement over the current arrangement with all new equipment being housed within a single modern enclosure. The units are considered to be within a visually inconspicuous location, hidden from public views and would preserve the character of the Seven Dials CA.

Summary

The proposal to replace existing HVAC plant and a new acoustic enclosure on the 3rd floor roof will provide an acceptable form of development in planning terms with respect to noise, visual and heritage impact and will comply with the aims and objectives of Local plan policies A1, A4, D1 & D2.

Yours sincerely

A handwritten signature in black ink, appearing to read 'M. Philpot', with a stylized, cursive script.

Mark Philpot **MRTPI**
One Planning Ltd

CC: SPS Chartered Building Surveyors