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13/09/2024

Dear Sir/Madam,

## **THE COUNTY HOTEL, UPPER WOBURN PLACE, WC1H 0JW**

On behalf of our client, Splendid (Euston) Limited, we hereby submit this application for the:

*"Retention of the existing air source heat pumps and kitchen extract plant, and the erection of acoustic screening on the electrical substation and kitchen roofs."*

The application forms part of wider external alterations that seek to improve the appearance and functionality of the building and is supported by the following documents:

- This Cover Letter
- Application Form
- CIL Form
- MEP Technical Note (Elkoms)
- Noise Assessment (Acoustic Ltd)
- Heritage Statement (JB Heritage)
- Architectural Drawing Pack (Maith)
- Design and Access Statement (Maith)

### **The Site & Context**

The site is located within the West End district of Bloomsbury, in close proximity to Euston Station, Kings Cross Station and St Pancras Station. The County Hotel is an 8 storey Georgian-style building, first erected in the 1940s as a hotel. The site has been vacant since January 2023 due to the state of disrepair both the building and the hotel accommodation had fallen into. Recently, the site has undergone a comprehensive redevelopment through the 2023/2778/P permission. The introduction of Air Source Heat Pumps are a necessary part of the wider external alterations that improve the appearance and functionality of the building. Following the renovation works, the hotel reopened for trade on 20<sup>th</sup> August 2024.

## Decision Making Framework

The Development Plan comprises:

- London Plan (March 2021)
- Camden Local Plan (July 2017)

A revised NPPF was published (December 2023) and is an important material consideration in decision making, particularly with regard to land use optimisation.

The Greater London Authority (GLA) and LB Camden have several additional documents which are material considerations relevant to this application:

- Camden Amenity SPD (January 2021)
- Camden Design SPD (January 2021)
- GLA CAZ SPG (March 2016)
- GLA Character and Context SPG (June 2014)

## Heritage

The Heritage Statement produced by JB Heritage provides a supportive analysis of the proposal. It concludes that the proposals are considered to preserve and enhance the character and appearance of the conservation area and will have no adverse impact on the significance of nearby listed buildings. The proposals are also considered to be in accordance with Local Plan Policy D2, London Plan Policy HC1 and the objectives of Chapter 16 of the NPPF.

## Noise

A Noise Assessment has been undertaken by Acoustic Ltd, the report concludes that the plant will be of adverse impact in its current form. However, further noise testing will be conducted once an acoustic screen has been installed to ensure positive compliance.

## Technical Details

The technical note produced by Elkoms confirms that an essential part of the modernisation of the building is the approved sustainable energy strategy that accords with the London Plan. This strategy ensures the hotel is a gas free building that instead utilises Air Source Heat Pumps for an efficient renewable hot water generation system.

## Design

The Design and Access Statement outlines the proposed options for the location, design and architectural screening of the Air Source Heat Pumps. The visual screening design takes into consideration the surroundings and materiality of Woburn Walk including the host building. The design also efficiently attenuates noise levels from the plant without restricting functionality.

The proposed Air Source Heat Pumps are an essential part of the modernisation and sustainability of the recently renovated County Hotel. The proposals are in accordance with the development policies and guidance. Therefore, planning permission for the proposal should be approved without delay.

We look forward to confirmation that the application is valid. If you have any further queries please contact myself, Mariam Malakzi, via email at [mariam@centroplan.co.uk](mailto:mariam@centroplan.co.uk) or via phone at 07384844632.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'MM', with a long horizontal stroke extending to the right.

**Mariam Malakzi MPlan**  
Planner  
Centro Planning Consultancy