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Dear Sir/Madam,

1 & 2 STEPHEN STREET, LONDON, W1T 1AL: APPLICATION FOR PLANNING PERMISSION FOR THE INSTALLATION OF PLANT ON FIRST FLOOR ROOF ALONG WITH ACOUSTIC SCREEN, CREATION OF GREEN ROOF AT THIRD FLOOR AND OTHER WORKS INCIDENTAL TO THE PROPOSALS

Please find enclosed on behalf of our client, Derwent Central Cross Limited, an application for planning permission for the introduction of additional condensers, to be located on the roof top at first floor level. The works include the installation of an acoustic screen, creation of a green roof at third floor level and associated works.

As part of this application please find enclosed:

- Signed and dated application forms and Certificates
- Site Location Plan
- Site Plan
- Existing and Proposed Plans
- Existing and Proposed Elevations
- Noise Report prepared by Hann Tucker
- Cooling Hierarchy Statement
- Design, Access and Planning Statement (included in this letter)
- CIL Forms

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



Planning, Design and Access Statement

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 proposals which are the subject of this application will support the requirements of new tenants at Studio Units 2 to 5.

The existing building is not listed and the site is not located in a Conservation Area.

Planning History

The site has a relatively complete planning history, permission considered relevant to this application are detailed below:

- 2024/0509/P - 1 Stephen Street London W1T 1AL - Removal of existing chillers on the roof top and replacement with new plant equipment and associated works – Awaiting Decision
- 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.
- 2014/6735/P - Central Cross 18-30 Tottenham Court Road, 1 & 2 Stephen Street and 25 Gresse Street - Installation of 3no. plant enclosures at ground, first (including associated green roof) and mezzanine floor levels. Granted 27-01-2015

The Proposal

The application seeks planning permission for the installation of additional roof plant at first floor level, the location is the same as that of the plant enclosure and green roof permitted under application ref. 2014/6735/P.

The ground floor tenant will be provided with additional tenant cooling via external condensers at the level 1 roof. This is to facilitate a specific tenant requirement for increased cooling resilience and modified occupied hours by a SME in the creative industry. The nature of their business does not allow natural ventilation and demands an independent cooling and heating system in (or under) the tenant's own control.

The new roof plant will sit on the roof at first floor level within an acoustic enclosure. The design of the enclosure meets the requirements of the Noise Impact Assessment to ensure there is no adverse impact to residents. The colour and finish of this would match the adjacent enclosure.



The roof plant area will cover approximately 20 m² of the existing green roof with all other areas retaining the existing planting. As part of the proposals a green roof will be installed at third floor level, this will cover an area of 20 m² and be finished in sedum.

The site location and existing plan can be seen below at Figure 1.



Figure 1: Roof plant area 1

This location is considered preferable as it is already in use and would avoid positioning the new condenser units on level 3, where they would be more exposed in views from the residential Hanway Place units and roof terraces. It is also considered that the location is more suitable acoustically than the level 3 roof area as the nearest sensitive receptors are approximately 20m away.

The additional kit is required to support the tenants of Studios 2 to 5, the units are essential to the requirements of the tenants who are in the creative industries as the nature of their business.



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 not alter the appearance of the existing building as the height of the existing chillers has been factored into the design of the existing units, in addition the units would be located within acoustic enclosures in order to protect the amenity of residential properties.

The condenser units would be to the rear of the site and as such will not be visible from any public space and will be screened from the adjacent residential flats. The proposed plant position at first floor level is above the existing service road and will be behind the metal louvre screens. There is an existing pebble border which would be around the enclosure in addition to the remaining areas of green roof.

In terms of amenity and noise, the proposed Units have been assessed and an enclosure is proposed. 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 application is supported by a Cooling Hierarchy Statement as required by the LB Camden Local Plan.

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.

Yours faithfully

DP9 Ltd