

JWP/CMC/DP7181
11 April 2025

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**London Borough of Camden 2nd Floor
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Dear Sir/Madam,

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

Please find enclosed on behalf of our client, Sainsbury's Supermarkets Ltd, an application for planning permission for siting of condensers which are to be located on the roof at third floor. The works include the installation of an acoustic screen and associated works.

As part of this application please find enclosed:

- Signed and dated application forms and Certificates
- Site Location Plan
- Existing and Proposed Drawings
- Noise Report prepared by NSL Noise Solutions Ltd
- Cooling 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

The existing building at Stephen Street comprises retail units and a cinema at ground level and offices on levels 1 to 10. Sainsburys are proposing to take one of the units at ground floor level and therefore need to provide some roof plant to support their business operations.

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

Planning History

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



- 2024/2979/P - 1 Stephen Street London W1T 1AL - Installation of plant on first floor roof along with acoustic screen, creation of green roof at third floor and other works incidental to the application proposals – Granted 16-01-2025
- 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 – Granted 11-11-2024
- 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 addition roof plant at third floor level, the location is the same as that of the green roof permitted under application ref. 2024/2979/P. A separate S96a application has been made to revise the position of the green roof so this aligns with these proposals.

The proposals seek to provide additional tenant cooling via external condensers located at the third floor level. 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 plant equipment includes;

- 1 x VRF unit
- 1 x 2 fan Gas Cooler

The new roof plant will sit on the finished roof surface 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 existing aluminium louvres enclosure of existing first floor plant area.

This location is considered acceptable as it is already this area of the building already hosts plant equipment and would avoid positioning the new units where it would be more exposed in views.

A Noise Impact Assessment prepared by NSL Noise Solutions Ltd is submitted in support of this application. The environmental sound survey has been undertaken to establish the prevailing background sound pressure levels at a location representative of the sound levels outside the nearest noise sensitive receptor to the site.

The report confirms that there will be no adverse impact from the proposals.

The additional equipment is required to support the operation of the new Sainsbury's Local – the new units are both essential and necessary for the successful operation of the retail offering.

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/air conditioning units would be set back to the rear of the site and as such will not be visible from any public space and will be screened in views from Tottenham Court Road by the proposed timber fencing and planting.

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

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