

3 February 2014

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London Borough of Camden
Planning Services
Camden Town Hall
Argyle Street
London
WC1H 8EQ

Dear Sir / Madam

**APPLICATION FOR PLANT ENCLOSURE
11-14 WINDMILL STREET, LONDON, W1T 2JG**

Following pre-application correspondence with Elaine Quigley in late 2013, on behalf of our client 'The Mill' please find enclosed an application for a new plant enclosure at the above property. The plant enclosure shown on the application drawings is to be located on the roof top of no. 14 behind the recently constructed lantern feature.

Please find enclosed the following application documents:

- Application form including completed Certificate B.
- The following application drawings:
 - Drawing No. 290 – Location Plan.
 - Drawing No. 280 Rev C – East Elevation & Section, 5F/Roof Plant Room.
 - Drawing No. 281 Rec C – East Roof Plant Room Plan.
 - Drawing No. 282 Rev B – West Elevation, Proposed Rooftop Plant.
 - Drawing No. 283 Rev B – North (Windmill Street) Elevation, Proposed Rooftop Plant.
 - Drawing No. 286 Rev B – Overall South Elevation.
- The following illustrative drawings:
 - Drawing No. 284 Rev C – Overall East Elevation, 5F/Roof Plant Room.
 - Drawing No. 285 Rev C – 5F/Roof Plant Room, Planning Visuals.
- Acoustic Consultancy Report - External Plant Assessment, prepared by LCP

A cheque for the required application fee of £385 made payable to London Borough of Camden has been posted to Camden under separate cover.

The enclosed application is made on behalf of The Mill as part of their tenant fit out of the premises. The Mill has agreed to a lease for the entire property so the building will soon be brought back into productive office use following its comprehensive refurbishment and extension as carried out by the freehold owner (Bramblewell Ltd).

The additional plant enclosure is required by The Mill as a result of its business in media production. This results in high cooling requirements and the need for additional air conditioning in production rooms and server rooms. This requirement could not have been envisaged when the application was submitted in late 2012, which allowed for a new plant enclosure at second floor level and another smaller area to the rear of the new fifth floor to no.14. These areas for plant are not sufficient to serve the needs of the incoming tenants.

The new plant and its acoustic enclosure is proposed on top of the new fifth floor to no.14 on the roofspace effectively behind the lantern feature to Windmill Street, but offset behind the lantern to provide a significant set back from the east elevation. The overall dimension of the plant enclosure is 7332mm x 4547mm

The open topped enclosure would be set back from the east elevation of the fifth floor by between 2695mm and 2782mm (as the building is not entirely square), so it would not be visible from Windmill Street to the east and therefore not conflict with the design approach of the lantern with subservient extension to the rear. To the other elevations it will be set back by 607mm from the west elevation of the fifth floor and 1698mm from the rear elevation of the fifth floor. The overall distance of the plant enclosure from the rear of the property is 3700mm. Compared to pre-application stage the plant enclosure has been reduced in length from 8955mm to 7823mm, so that its set back from the rear of the fifth floor has increased from 575mm to 1698mm (as quoted above). This is to ensure that the enclosure will not be visible from the properties to the rear.

The total height of the enclosure above the parapet is 570mm. This is a reduction from pre-application stage when a height of 851mm was shown. This further improves the currently submitted scheme.

Given the proposed height of the enclosure and its set back it will not be visible from the east at street level, west (except from the property's own roof terrace and very long distance roof top views), from the north at street level (at all) or from the properties to the south (having regard to the 4th floor roof terrace to no.28 Percy Street for example). These relationships are all shown on the enclosed formal application drawings and illustrative cross sections and visuals. I also append to this letter, page 32 from the previous Design and Access Statement, which helps show the form and massing of the permitted scheme and its relationship with adjacent properties.

Overall the new rooftop plant will not be visible from any public vantage point, including from the east as acknowledged by the applicant and identified by the Council as being an important viewpoint. To assist the Council's consideration of this matter, in addition to the submitted drawings, a mock-up of the planned enclosure has been fabricated, which can be put into position to coincide with the allocated case officer's site visit. Access can also be provided to the building and roof level (specifically the fifth floor roof terrace) at this time so the proposal can be assessed having regard to views from properties to the south.

The plant enclosure itself will comprise a 910mm high acoustic screen (not just open louvres) that will surround the 6 air cooled condensers, with open top. The screen will be powder coated and finished in the same colour to match the roof adjacent, so that it will be read alongside its host building.

In light of the above the proposed development is considered to satisfy policies DP24, DP25 and DP26 of Camden Development Policies.

The plant and its enclosure have been specified in order to satisfy the acoustic requirements of condition 5 imposed on application ref. 1012/6693/P. The submitted acoustic report demonstrates the acceptability of the proposed plant having regard to these standards. It is also important to note that the proposed plant will be located well away from adjacent properties and certainly further away than other plant in the

surrounding area (e.g. the Met Building plant), meaning it will not have any adverse impact upon residential amenity. In this regard the proposed plant satisfies policies DP26 and DP28 of the Camden Development Policies.

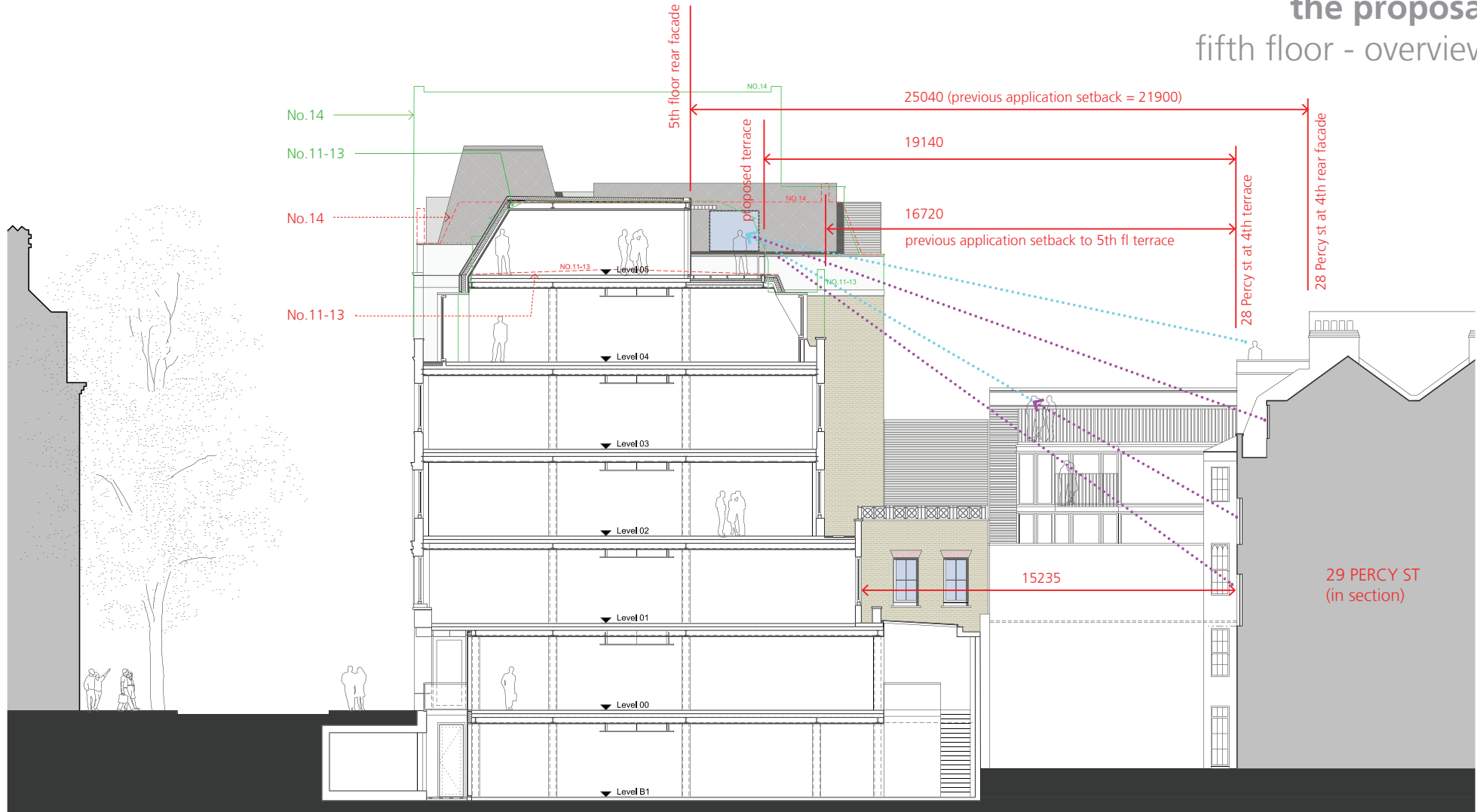
We trust that the details provided within the submission documents are sufficient for you to consider the application and we look forward to receiving written confirmation of the validation. However, should you have any queries please contact either myself or Kiran Ubbi.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Nick Jenkins', written in a cursive style.

Nick Jenkins
Associate Director

5 the proposal fifth floor - overview



section through building showing key setbacks & improvements from previous application

- outline of existing building roof - - - - -
- outline of recent application roof —————
- sight lines to 28 Percy St terraces ⋯⋯⋯
- sight lines to 29 Percy St windows ⋯⋯⋯

