

FAO: Mr Hugh Miller

London Borough of Camden
Development Control
Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

28th June 2012

Dear Sir/Madam

**Planning Application for Installation of Condenser Unit to Lower Ground Floor
24 Bloomsbury Way, London, WC1A 2PX**

Washbourne Field Planning is instructed to submit a planning application for the installation of a condenser unit to be sited on the external wall of the lower ground floor alleyway to serve the Comms Room at the above property.

Please be advised that the application has been submitted on the advice of Mr Hugh Miller, a Planning Officer with Camden Council. We had previously submitted a Section 73 application to vary an earlier planning permission (Ref: 2011/1243/P) which was granted on 23rd May 2011 for the installation of roof level plant within an acoustic enclosure and replacement of all windows from aluminium to crittal framed double glazed windows of offices (Class B1a). Mr Miller subsequently advised Fiona Jury of Washbourne Field via e-mail on 8th June 2012 that the Council required a stand-alone planning application for the proposed plant equipment with accompanying noise assessment. This application follows the approach requested by the Council.

The application has been submitted on-line via the Planning Portal (PP-02048170), and is supported by the following information:

1. A copy of the Planning Application Form, including Certificate B and the Agricultural Holdings Certificate;
2. Planning drawings to show the existing/approved layout of the lower ground floor and elevations 5 & 6 together with the proposed layout and elevation identifying the location of the new condenser unit;
3. A Site Location Plan;
4. A Design & Access Statement prepared by Washbourne Field Planning;
5. An Environmental Noise Assessment prepared by Cundall Acoustics;
6. An extract from the Engineering Data Book for the Databook 4 Series Condensing Units;
7. A further extract from the Engineering Data Book providing information on the Sound Characteristics (NC Curve) for the proposed condenser unit'

8. There is no fee payment due with this application as an earlier planning application (Ref: 2012/0790/P) for the same description/type of development was withdrawn on 13th June 2012. We trust that the Council agrees with this.

The **proposal** seeks planning permission for the installation of a small condensing unit to be fixed to the external wall of the lower ground floor alleyway on the front elevation of the building, to serve the adjoining Comms Room.

Whilst the Council did grant planning permission (Ref: 2011/1243/P) for a scheme of refurbishment works to the building including additional and replacement mechanical plant and equipment at roof level on 23rd May 2011, it has become apparent during the course of the works, that the Applicant needs to install a small condenser unit to the lower ground floor elevation to serve the new Comms Room. Regrettably, this plant was omitted from the original planning application submission.

The proposal has been assessed alongside the key considerations confirmed in the LDF Core Strategy and Development Policies. This minor application scheme is compliant with the relevant policy context, as confirmed below.

- ✓ The predicted noise level from the condenser unit combined with the plant at roof level will not cause harm to neighbouring residential amenity. The proposal meets the requirements of Policies DP26 and DP28. This application should be read alongside the findings contained in Cundall's Noise Report.
- ✓ Visually, the condenser unit will not be visible from pavement level, or from any public vantage points or immediately adjoining buildings.
- ✓ This minor external modification will not harm the form, scale, materials or appearance of the building, and neither will it impact on the setting of the adjacent listed building and the Conservation Area as a whole.

We look forward to receiving confirmation that this planning application has been validated.

If you have any queries, or if additional information is required, please contact Mike Washbourne or Fiona Jury at our London office.

Yours faithfully

Washbourne Field Planning

Washbourne Field Limited

Enc Items as above
cc. Client and advisers