

File Copy



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Planning Services
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Jesmond Dene Hotel
Mr Darren Abela
27 Argyle Street
LONDON
WC1H 8EP

Application Ref: **2008/4763/INVALID**
Associated Ref:
Please ask for: **Hugh Miller**
Telephone: 020 7974 2624

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15 October 2008

Dear Sir/Madam

INCOMPLETE APPLICATION

Address: **27 Argyle Street**
London
WC1H 8EP

Proposal Description: Relocation of existing air conditioning unit from street level to the flat roof of the side extension of Hotel building.

Thank you for your application received on 02 October 2008.

Your application has been checked and found to be **incomplete** for the following reasons:

X
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- A clear location plan is required with the site outlined in red on a 1:1250 Ordnance Survey-based plan and any adjoining land in the applicant's control outlined in blue.
- You have not completed the relevant Certificates please complete Certificate A or Certificate B whichever is applicable.
- Also you need to sign and date the Agricultural Holdings Certificate as well, part of these forms can be downloaded from our web site
- The application building is listed Grade II. Section 11 of the planning application form is incorrectly completed, please amend.
- Need to amend answers to Section 11 of Listed building form.
- You have not submitted any drawings to enable your proposal to be assessed. Please submit existing and proposed floor plans and elevations showing location of a/c unit and proposed pipe works at 1:50 scale.
- Unfortunately you did not include the Design and Access Statement. Following recent changes to the legislation, you need to submit a design and access statement as required under The Planning & Compulsory Purchase Act 2004 (and

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No exist

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October 15, 2008

the associated 2006 Order & Regulations) for this type of application. As this application is for development of a relatively minor nature, the statement need not be over-long or detailed, but the application cannot be validated without it.

- For further guidance on design and access statements are available on the Council's website and a guidance document on these can be obtained from <http://www.cabe.org.uk/default.aspx?contentitemid=1678>
- You need to submit an acoustic noise report to fully assess the noise impact of the scheme. In addition to the background noise levels an acoustic report should be submitted providing information as to noise output of proposed plant. An acoustic report should contain the following information: 1) Background noise levels; 2) manufacturers details and noise output from proposed plant; 3) Whether proposed plant would comply with Camden's noise standards (5-10db below background levels); 4) Any means of attenuation or isolation necessary to ensure that the plant complies with noise standards.

We cannot start work on your application until we receive all of this information. Please send the information, or inform us in writing of your intention to send the information, within 28 days of the date of this letter.

You can send the information to us via email. Please use the application reference number quoted above and the words 'Incomplete planning application' in the subject line of your email and send it to env.devcon@camden.gov.uk.

By using email you will only need to send a single copy of each of the items we have listed and you will not need to send additional paper copies. Please send the information we have requested as an attachment to your email message ensuring that the drawings are submitted at the required scale and can be printed on A3 or A4 size paper. Always show the scale and print size on drawing and plans, and a north point where necessary. Please read the guidance notes on attaching electronic files before sending your email.

If you want to send the information as paper copies please use the address at the top of this letter, quote the application reference and **ensure 4 copies of all drawings and information are provided or 4 copies, if accompanied by a Listed Building or Conservation Area Consent application.**

Important note:

The government has launched a standard planning application form, 1APP, in England. 1APP has replaced all existing types of planning application forms. All planning applications must be submitted using the standard application form.

For more information about 1APP visit www.planningportal.gov.uk/1app or contact the Planning Portal service desk on 0117 372 8200

Yours faithfully

Hugh Miller