

London Borough of Camden
Planning Department
6th Floor Camden Town Hall Extension
Argyle Street
London WC1H 8ND

18th January 2007

Dear Sir/Madam,

32 Charlotte Street, W1P 1HJ

Application for the retention of part of the equipment in a modified form and the removal and replacement of other elements of the air conditioning and ventilation equipment; in addition to the erection of acoustic screening.

On behalf of Dim-T Ltd, we submit a further application for retention of part of the equipment in a modified form and the removal and replacement of other elements of the air conditioning and ventilation equipment; in addition to the erection of acoustic screening. The proposed equipment, which is partly retained and partly new, comprises: 3 air condenser units mounted inside environmodula acoustic housing, 1 fresh air intake and associated ductwork and 1 fresh air intake ductwork; a kitchen extract fan and duct and a fan coil serving basement coldroom.

This application has been prepared following two previous applications for plant equipment at the rear of the premises including ongoing advice from Elaine Quigley (Planning), Gary Bakall (Planning Enforcement) and Lee Casey from Camden's Environmental Service. A cheque for £265 is enclosed. The application comprises the following;

- Completed Application Form and Certificate
- Site Plan 1:1250, site outlined in red
- Drawings:
 - Existing: 32/01 Existing first floor plan; 32/03 Existing side and rear elevations; 5912/2 Rev C Existing Air conditioning layout plan.
 - Proposed: 5964/2 Proposed rear Elevation; 5964/1 Proposed floor plans and sections; 5912/1 Internal proposed ground floor plan.
- Letter dated 19th January 2007 produced by Ian Sharland Ltd Noise and Vibration Specialists.
- Photos of existing plant equipment
- Specification of various plant components, with illustrations.

- Acoustic screen specification

The application is the third submission for planning permission for plant equipment to provide air conditioning and essential ventilation for the long established restaurant at 32 Charlotte Street. The original application ref: No 2005/4380/P for 'air handling and ventilation equipment with alterations and the erection of acoustic screening around the plant area' was withdrawn on 6th February 2006. The scheme was subsequently revised and a second application ref: 2006/1622/P was re-submitted following advice from Elaine Quigley, in particular the air inlet hood was relocated below the acoustic screen for visual reasons only. This application is still under determination by Camden Council. This proposed scheme is submitted as an alternative to the existing current application for air conditioning equipment.

The application site is located to the west of Tottenham Court Road; a busy traffic and pedestrian thoroughfare and thriving commercial street. The premise lies within the Charlotte Street Conservation Area. The Conservation Area Statement described the street as having *"developed into a vibrant location for restaurants, cafes and shops at ground level and a mix of offices/studio and residential uses on the upper floors"*. Several of the adjacent properties to 32 Charlotte Street also have ventilation equipment located at the rear of the properties.

The proposed air conditioning and ventilation equipment comprises the following components labelled 1 to 7 on plan 5964/1:

No's 1-3 - Air Conditioning Units

It is proposed to remove the existing 'trane packaged' air-conditioning unit and install 3 new air conditioning condenser units mounted inside 'environmodula' acoustic housing - two of which will serve the ground floor restaurant and one of which will serve the first floor function room. These condenser units are labelled 1 to 3 on the plan 5964/1 and full specifications and illustrations are provided on pages 1 and 2 of the brochure submitted as part of this application. Page 4 of the brochure is an illustration of the condenser unit itself which will be enclosed in the acoustic housing.

No 4 - Fresh air intake fan serving first floor kitchen area

It is proposed to retain and reposition to a lower level, the fresh air intake fan and associated ductwork serving the first floor kitchen area. This equipment has been treated with acoustic insulation internally.

No 5 - Fan coil serving basement coldroom

This application also seeks permission for the retention of a fan coil serving the basement coldroom (labeled No 5 on plan 5964/1). The fan coil is to be placed within acoustic housing.

No 6 - Fresh air intake non-mechanical serving ground floor restaurant area

It is proposed to retain the existing fresh air intake serving the ground floor restaurant area. This component is non-mechanical and will no longer be attached to the 'trane' packed air conditioning unit.

No 7- Kitchen extract fan and ducting

The final component of the air conditioning/ventilation equipment is the kitchen extract fan and associated duct which is to be retained and treated with acoustic insulation. The submitted photographs clearly show the location and appearance of the extract duct.

This plant equipment No's 1-7, described above, is to be located in place of the existing plant equipment on a small flat roof section at the rear of the restaurant at 32 Charlotte Street.

To provide further noise insulation it is also proposed to erect acoustic screening along the rear of the flat roof in place of the existing wooden fencing and also along the side wall with No 34 Charlotte Street. The proposed acoustic screen is to be 2.25m high along the rear and 1.25m high above that of the existing 1m high wall. A manufacturing specification is submitted as part of this application.

The installation of the proposed equipment will necessitate a full re-fitting and refurbishment of the restaurant and the proposed equipment is necessary to provide sufficient ventilation and conditioning to the restaurant to allow the restaurant to function, whilst ensuring there is no impact upon the residential amenity of the area. Some air conditioning equipment is also to be located inside the building which does not require planning permission. Plan 5912/1 (internal ground floor plan) and page 5 of the specification brochure illustrates the internal components of the plant equipment.

Noise related Issues

The relevant policies of Camden's Adopted Unitary Development Plan 2006 appear to be SD7 [Light, Noise and vibration pollution], SD8 [Disturbance] and policy SD6 [Amenity for occupiers and neighbours].

As required by the Council a letter dated 19th January 2007 produced by Ian Sharland Ltd Noise and Vibration Specialists is submitted. This letter details the proposed internal works to the kitchen supply fan (fresh air intake serving kitchen) and to the kitchen extract fan. The internal modifications to the fresh air intake serving the first floor kitchen are to;

- Remove existing 90 degree weather cowl
- Cut the existing 600 x 600 vertical duct by 800mm
- Fit new 90 degree bend (turning duct in the horizontal)
- Fit new 90 degree bend (turning duct to run parallel with back wall of building)
- Fit new silencer IS40/18 600 x 600 x 1800mm long
- Fit weather cowl with bird mesh

In addition, the kitchen extract fan is to be modified internally as follows;

- remove duct section above the existing silencer in the riser
- fit new silencer with access panel to match existing silencer (approx 1800mm long)
- make 50mm acoustic panel work enclosure to cover the kitchen extract fan
- make 50mm acoustic panel work to cover the ductwork bend below the fan through to the wall penetration

In addition, the 2 condenser fans labeled 1 and 2 on the plan (rated at 52dBA 1m free field) are to be fitted with an 'Environ' acoustic enclosure to reduce noise levels to 27 Dba at 1m.

A proposed acoustic screen 2.25m high is also to be erected which will further reduce noise levels of the equipment situated on the flat roof at the rear of 32 Charlotte Street. Ian Sharland's submission details that the proposed works would ensure that the equipment is limited to background noise minus 5Db, in accordance with British Standards and Council guidance.

Visual Issues

The relevant policies of Camden's Adopted Unitary Development Plan 2006 appear to be B1 [General Design policies], B3 [Alterations and extensions], B7 [Conservation areas] and EN13 [Design of New development], EN19 [Amenity for Occupiers and neighbours], EN21 [Alterations to existing Buildings], EN24 [Roof alterations and extensions].

There are limited views of the rear aspect of the property from the public domain. Following the advice from the Council, the fresh air intake duct has been lowered to ensure it is not visible from the public park at the rear. With this exception, there have been no other issues raised by the Council during the two previous submitted applications with regard to visual amenity.

These most recent proposals which involve the provision of an acoustic screen around much of the proposed plant would restrict still further the visual impact of the equipment when viewed from both the park and the surrounding properties. The air extract ducting which because of its positioning cannot be concealed by the acoustic screen is painted white to match the colour of that of the existing building. It is on this basis that is considered the proposed ventilation and air conditioning equipment would have minimal amenity impact in accordance with Camden's policies.

The current proposals have been the subject of lengthy and detailed discussions with the relevant officers at Camden Council, and there have been exhaustive studies on: the levels of noise generated by the equipment; where the actual readings should be measured from and the effectiveness of further measures considered necessary to meet their concerns and those of the nearby residents. As now proposed it is considered the proposals would comply with Camden's planning policies in that there would be no adverse impact on the visual amenity of Charlotte Street Conservation Area, nor would the equipment impact on the amenity of neighbours through noise disturbance. Given, this we consider planning permission should be granted for the proposed air conditioning and ventilation equipment.

Please do not hesitate to contact me if you require any further information or clarification.

Yours sincerely

Peter Pendleton & Associates