

London Borough of Camden  
Development Management  
Town Hall Extension  
Argyle Street  
London  
WC1H 8EQ

10<sup>th</sup> July 2014

Dear Sir/Madam,

**Planning Application for the Installation of Roof-level Air-Conditioning Units at The Johnson Building, 77 Hatton Garden, London, EC1N 8JP**

Washbourne Field Planning is instructed to submit a planning application for the installation of two new air-conditioning units, and the retention of two existing air-conditioning units (part retrospective) at the roof-top level of The Johnson Building, on behalf of Grey London.

The application has been submitted on-line via the Planning Portal (PP-03519673), 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 and proposed layout of the roof plan which identify the location of the new air-conditioning units;
3. A Site Location Plan;
4. A Design & Access Statement prepared by Washbourne Field Planning;
5. A Plant Noise Assessment prepared by RBA Acoustics;
6. An Acoustic Checklist; and
7. A fee for the sum of £385, in respect of the planning application fee, will be forwarded under separate cover to Camden Council.

The planning application seeks planning permission for the installation of two new mechanical services units, in order to complete the refurbishment of the fourth, fifth and sixth floors of The Johnson Building for Grey London's offices. The equipment is to be located within the designated rooftop plant area to the north of the building. These are identified on the proposed roof plan and plant noise assessment as:

- i. 1 No. Mitsubishi PURY-P400YJM-A (Ref: CON/1)
- ii. 1 No. Mitsubishi PUHZ-ZRP35VKA (Ref: CON/2)

Retrospective planning permission is also sought for two additional existing units that were installed within the designated plant roof space a couple of years ago as part of Grey's refurbishment programme. Unknowingly, the applicant installed this equipment without planning permission, but is seeking to redress the situation now. This equipment is identified on the proposed roof plan and within the plant noise assessment as follows:

- i. 1 No. Mitsubishi PUHZ-RP100VHA2 (Ref: CON/3)
- ii. 1No. Mitsubishi PUHZ-RP35VHA4 (Ref: CON/4)

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 units 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 RBA's Plant Noise Assessment.
- ✓ Visually, the air-conditioning units 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 Conservation Area as a whole.

Taking into account this assessment and all relevant planning matters, we trust that the Council is able to support this minor proposal to install the proposed air-conditioning units.

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 at our London office.

Yours faithfully

*Washbourne Field Planning*

**Washbourne Field Limited**

Enc Items as above  
cc. Client and advisers