



Planning Regeneration and Development

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Our Ref: KT/09-931

Dear Sir/Madam

APPLICATION FOR THE DISCHARGE OF CONDITION 7 OF PLANNING PERMISSION 2013/2046/P - CHALCOT YARD, 8 FITZROY ROAD, LONDON, NW1 8TX

We are pleased to enclose an application to discharge Condition 7 (car lift) of planning permission 2013/2046/P granted on 09 May 2014 for:

"Redevelopment of the site to include the creation of a basement and substantial reconstruction of buildings, A, B, C, D and E including alterations to the original façade detailing, the installation of glazed first floor rear extension between Building B and Building C; installation of the car lift in courtyard; replacement of external gantry and bridge at first floor level, installation of rooflights and erection of a bin store in association with change of use (currently Class B1 and B8) to create 2 x residential units (1x5 bedroom house and 1x1 bedroom flat) (Class C3) and 1 x office unit (Class B1) (Following substantial demolition of the existing buildings".

Condition 7 of the permission is concerned with the car lift which will provide vehicular access down to the new basement. It states:

"Prior to the commencement on the relevant part of the development, details of the car lift, including an acoustic report which demonstrates that the equipment will comply with the requirements of Condition 7 of the original permission (2009/0084/P) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance the details thus approved and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council".

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Condition 7 of planning permission 2009/0084/P states:

"Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment are in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from the piece of plant/equipment at any sensitive façade shall be at least 10 dB(A) below eh LA90, expressed in dB(A).

To fully discharge the condition, we enclose the following:

- Application Form
- Noise Report prepared by EEC (which contains full details of the car lift).

The Noise Report demonstrates that the equipment will comply with the noise levels set out in Condition 7 of planning permissions 2009/0084/P and 2013/2046/P.

We trust that the information submitted is sufficient to enable the application to be validated in due course, and we look forward to receiving confirmation that the conditions have been formally discharged.

If in the meantime you have any queries, please do not hesitate to contact me.

Yours sincerely

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