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Development Management
London Borough of Camden
Camden Town Hall Annex
Argyle Street
London
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Dear Sirs

APPLICATION BY THE DOCTORS LABORATORY- 1 MABLEDON PLACE, LONDON, WC1H 9AJ
PART DISCHARGE OF PLANNING CONDITION 9 OF APPROVED PLANNING PERMISSION REF. 2011/4653/P

TENANT'S ROOF PLANT EQUIPMENT

We have been instructed by The Doctors Laboratory to submit this application on their behalf to gain consent for the Tenant's external ventilation and air conditioning roof plant equipment under Condition 9 of planning permission ref. P/2011/4653/P at the above address.

This application comprises of this Covering Letter and the following:

- Application Form
- Proposed layout 11 Heating, Chilled Water and Gas Layout plan ref. 1MP/M&E/TPS/DR/11/Z0/M/0
- Noise Impact Assessment prepared by Clarke Saunders Associates (14th July 2014)

A cheque for £97 made payable to the 'London Borough of Camden' has been sent separately via post.

Background

Planning permission was granted by the London Borough of Camden on the 23 December 2011 for the:

"Extensions and alterations to existing office block to include 13,116 sqm of Class B1a and 182 sqm of Classes A1/A2/A3, as follows: reconfigured basement floors to reduce carparking from 46 to 9 spaces; relocated and enlarged commercial unit at ground floor for flexible use within Classes A1/A2/A3; demolition of conference hall at rear and replacement by 2 new floors of offices; extension of 3rd and 4th floors of annex and addition of 5th floor on annex for offices with external terraces and green roofs on 3rd and 6th floor levels; replacement of 10th floor plantroom on tower by new offices; reconfigured and relocated roof plant; associated external alterations and replacement fenestration including new canopy and forecourt at ground floor, new windows at 10th floor and new halo canopy at rooftop of tower."

The decision notice detailed a number of Conditions which need to be complied with and/or discharged.

Partners

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Condition 9

Condition 9 of the approved planning permission states that:

“Before the use commences, details of all new external ventilation and air-conditioning plant on the roofs of the tower and annex shall be submitted to and approved by the Council. All roof plant shall be installed in accordance with such approved details.”

The Landlord has submitted an application to gain consent for their external ventilation and air-conditioning roof plant (application reference: 2014/4691/P). This application is under consideration and the target determination date is 13/10/2014.

In addition to the Landlord's equipment our client, The Doctors Laboratory who is the future Tenant, requires additional equipment. This application seeks to gain consent for the Tenant's roof plant equipment.

The annotated plan (ref. 1MP/M&E/TPS/DR/11/Z0/M/0) submitted with this application provides details of the Tenant's new proposed external ventilation and air-conditioning plant on the roof of the tower and annex in order to satisfy the requirements of Condition 9.

The Tenant's roof plant equipment comprises of the following:

- 1 no. Chiller machine
- 3 no. Communications room condensers
- 10 no. Hub room condensers
- Containerised diesel rotary UPS unit. (DRUPS)
- DRUPS Switchroom
- Extract plants for Lab 'spot' extraction

The Tenant's equipment will be located on the southern section of the roof, denoted in grey on the submitted plan. The Landlord's proposed equipment is also detailed on the plan in the northern section of the roof, this is in line with the equipment proposed by the Landlord in their recent application reference 2014/4691/P.

Both the Landlord and Tenant's consultants have liaised to ensure that all proposed plant equipment is in conformity with Camden's requirements.

The proposed external ventilation and air-conditioning plant will comply with the requirements of Condition 10 of the approved planning permission, which requires plant/equipment when in operation to fall below specified noise levels. Further details of the plant/ equipment's noise was provided within the Noise Impact Assessment prepared by Arup (dated August 2011) submitted as part of the full planning application submission.

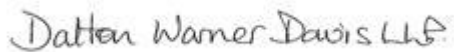
The Noise Impact Assessment (14th July 2014) submitted with this application prepared by Clarke Saunders Associates assesses the predicted noise impact of the noise generating plants (see paragraph 4.1 of Noise Assessment). The submitted Noise Impact Assessment (July 2014) is based on Arup's Noise Impact Assessment (August 2011) and demonstrates that both the Landlord and the Tenant's proposed plant equipment will comply with the noise emission design criterion specified by Camden.

Conclusion

This application comprises the information required by Camden Council to part discharge Condition 9 of approved planning permission ref. 2011/4653/P to gain consent for the Tenant's roof plant equipment. This equipment is proposed in addition to the Landlord's equipment that is proposed under application reference 2014/4691/P. The Council require that Condition 9 is discharged prior to the use of the property commencing.

If you have any queries regarding this application or require any additional information please contact Nick Fennell at this office on 02073322104 or nf@dwdllp.com.

Yours faithfully



Dalton Warner Davis LLP