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Sally Shepherd  
Planning and Development Control  
London Borough of Camden  
5th Floor, Camden Town Hall Annex  
Argyle Street  
London  
WC1H 8EQ

17 July 2014

Dear Sally,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**APPLICATION FOR PLANNING PERMISSION IN RELATION TO APPLICATION REF:**  
**2013/2899/P**

**199-206 HIGH HOLBORN, LONDON, WC1V 7BD**

On behalf of Norlake Hospitality II Ltd ('the applicant'), please find enclosed an application for planning permission for additional plant and minor amendments to the extension conservatory style glazed roof to the rear of the hotel, of the approved scheme (application ref: 2013/2899/P) at the site above. The proposals of this application comprise:

*"Installation of additional plant on the roof of the sub-station and minor alterations to the conservatory roof to the rear of the hotel."*

#### Context

Planning permission (2013/2899/P) was granted for the part change of use and extension (conservatory) of the ground floor to provide a new retail unit, hotel entrance, lobby and reception area, bar, restaurant and meeting rooms with provision of a new restaurant at basement level to be accessed off High Holborn on 14 August 2013. The original plant for the operation of these uses was located on the roof of the main hotel block along High Holborn.

#### Proposals

This application seeks to;

- Install additional plant including:
  - 8 no. cold room outdoor condenser units
  - 6 no. air conditioning units
  - 2 no. heat dump units



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- Part change the material of the glazed conservatory roof, from an all glazed to half-glazed/ half insulated panelled roof.

Further details of the operation and performance of the plant equipment are set out in the accompanying Acoustic Report. Full details of the material for the amended conservatory roof are provided within the Design and Access Statement.

#### **Plant**

As the detailed design evolved it was apparent further plant was required to enable the full operating capacity of the hotel and ancillary uses. The preferred location for this plant was the roof of the hotel block fronting High Holborn. However due to the complex layout of the existing plant it is not possible to accommodate the additional plant in this location. Subsequently this application proposes to locate the additional plant on the existing sub-station roof in the rear service yard (Dwg: AP(00)9125 Rev B).

The sub-station, alongside the conservatory restaurant area forms part of the new extension to the existing building, however does not impact the listed building element of the site.

#### **Conservatory Roof**

In addition it is proposed to amend the original glazed roof design of the conservatory style extension (to the right of the sub-station), again at the rear of the hotel, to provide a more robust and sound-proofed roof system that will improve the acoustic performance and reduce any impact to surrounding residential amenities.

#### **Policy Review and Assessment**

The overarching policy review for the site is examined in the Planning Statement submitted as part of the application 2013/2899/P. In relation to this application the key policies are DP26 (Managing the impact of development on occupiers and neighbours) and DP28 (Noise and Vibration). Supplementary guidance in CPG 6 (Amenity) has also been considered.

#### **Policy**

The Council seeks to protect the quality of life of local and future occupiers of the surrounding neighbourhood of any development and will only grant permission for development that does not cause harm to associated amenities, e.g. noise (Policy DP26). Furthermore proposals for plant will only be acceptable if it can be demonstrated that the plant can operate without causing harm to amenity and does not exceed Camden's Noise and Vibration thresholds (Policy DP28).

The effect of noise can be minimised by separating sensitive uses from the noise generating source and by taking measures to reduce any impact (Policy DP28, para 28.2). Policy DP28, Table B sets out noise levels near adjoining residential properties that will not be acceptable. The enclosed Acoustic Report discusses the noise levels of the proposed plant in greater detail with respect to Table B and the permitted thresholds.

In addition, CPG 6 expands on the measures that can be implemented to minimise noise impacts, including;

- Positioning plant away from residential uses and closer to non-residential uses

- Utilising insulating and soundproofing doors, windows and associated materials where possible
- Double glazing
- Acoustic screening

All application proposals that generate noise should be accompanied by detailed acoustic information.

#### **Assessment**

The proposed plant is located in the least possible noise sensitive area in the rear service yard of the site amongst other servicing areas. This is the further possible location from any nearby residential accommodation.

The additional plant is ancillary to the primary plant (located at roof level of the block along High Holborn) and is surrounded by an acoustic screen reducing any potential adverse impact to surrounding residential amenities.

The accompanying Acoustic Report assesses the cumulative emitted noise from all plant including both primary sources and ancillary equipment. The Report concludes that sufficient mitigation measures are employed to ensure that Camden's required noise thresholds are not exceeded. Detailed calculations and description are presented in the Acoustic Report, Section 1.5.

The amendment to the conservatory roof will provide insulating panels with a higher acoustic performance than that of the approved fully glazed roof (ref: 2013/2899/P), reducing the level of noise emitted from the conservatory restaurant area. There will also be a reduction in light levels emanating from the conservatory area through the retention of the northerly glazed element of the roof, facing the opposite direction of the residential accommodation (Dwg: AP(00)9130 Rev A).

The revised roof design will maintain a good delivery of natural light to the restaurant area whilst reducing the day time glare as a result of the northerly aspect and improving the overall comfort for users.

#### **Scope and Format of Submission**

In addition to this Covering Letter, a series of Drawings and Reports accompany this submission, to meet the relevant planning permission requirements and provide information on the nature and impact of the proposals. The documents are as follows:

- Application Form for Planning Permission;
- Design and Access Statement by Stride Treglown Architects;
- Drawing Package (including Existing/Proposed Plans, Elevations and Sections) by Stride Treglown Architects;
- Acoustic Report (Ref: 20311R31bMWpakrmw) prepared by Environoise Consulting Limited;
- Noise Impact Assessment prepared by AECOM (relevant to application 2013/2899/P) – for reference only); and
- Cheque for £385 made payable to the London Borough of Camden, to cover the relevant application fee.

The application was submitted via the Planning Portal (ref: PP-03483869) on 17 July 2014 with the associated application fee (by cheque) couriered to the Case Officer. We trust that you find the attached application to be in order but should you require clarification of any element or any additional information then please do not hesitate to contact either Nick Belsten (020 7182 2780) or Amy Lee (020 7182 2791).

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'N Belsten', is located below the 'Yours faithfully,' text.

**CBRE LTD**

**ON BEHALF NORLAKE HOSPITALITY II LTD**