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09 February 2015

Ms S Carr
London Borough of Camden
Planning Regeneration
5 Pancras Square
London
N1C 4AG

Dear Seonaid

HEAL'S 196 TOTTENHAM COURT ROAD – REFURBISHMENT OF OFFICE FLOORSPACE OF FIFTH AND SIXTH FLOORS

Enclosed is a planning and listed building consent application for:

'The refurbishment of the 5th and 6th floor office accommodation of the southern (Alfred Mews) end of the Heal's building, together with a new accommodation stair between the 5th and 6th floors, the refurbishment and replacement of windows at the 5th and 6th floors, and additional roof top plant.'

The application comprises:

- Forms duly signed and dated
- Site location plan
- Window Schedule
- Refurbishment window type schedule
- C(0)023 Phase 2B Windows
- C(0)024 Phase 2B Windows
- C(0)025 Phase 2B secondary glazing
- Site and ground floorplan as existing
- P(00)050 Section A elevation to Alfred Mews as existing
- P(00)053 Section D as existing Rev 2
- P(00)056 Section F&G as existing
- P(00)057 Section J as existing
- P(00)205 – Phase 2B Fifth Floor proposed
- P(00)206 – Phase 2B Sixth Floor proposed
- P(00)207 – Phase 2B Seventh Floor proposed
- P(00)215 – Phase 2B as existing



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- P(00)225 – Phase 2B Fifth floor strip out
- P(00)226 – Phase 2B Sixth floor strip out
- P(00)235 – Phase 2B fifth floor proposed floor finishes
- P(00) 236 – Phase 2B sixth floor proposed floor plans
- P(00) 245 – Phase 2B fifth Floor reflected ceiling plan
- P(00) 246 – Phase 2B sixth Floor reflected ceiling plan
- P(00) 250 – Phase 2B Section A Alfred Mews as proposed
- P(00) 253 – Phase 2B Section D as proposed
- P(00) 254 Phase 2B Section G+F as proposed
- P(00) 254 Phase 2B Section J as proposed
- Acoustic report
- Design and Access Statement incorporating a Heritage Impact Assessment, which describes the significance of the heritage assets affected, including the contribution made by their setting in accordance with the requirements of paragraph 128 of the National Planning Policy Framework;

The submission follows the granting of planning and listed building consent for (inter alia) the refurbishment of the existing office floorspace on the 3rd, 4th and 5th floors, together with the refurbishment and replacement of windows to the rear elevation of the building (LB Camden references: 2014/4561/P, 2014/4745/L, 2014/5661/P and 2014/5901/L) in 2014.

The application represents a further phase in the refurbishment and upgrading of the office floorspace in the Heal's Building. The consents granted in 2012 for the upgrading 'rationalising' of the office floorspace at the (northern) Torrington Place end of the building have been implemented and the work is now completed. It is proposed that the office floorspace on the 5th and 6th floors will be similarly refurbished.

The application is accompanied by a Design and Access Statement which incorporates the Heritage Impact Assessment. The statement confirms that which concludes that the proposals (including the refurbishment and replacement of certain windows) would result in a modest improvement to the appearance and significance of the building. In achieving this improvement, it is considered that the proposals would therefore result in a modest strengthening of the contribution that the building makes to the character and appearance to the Bloomsbury Conservation Area and the setting of the Charlotte Street Conservation Area.

The proposals therefore comply with the relevant clauses of Camden's Development Policies (2010-2025) Policy DP25 'Conserving Camden's heritage' clause b) which states that development will only be permitted within conservation areas that preserves or enhances the character and appearance of the area. It also complies with clause f) which states that the Council will only grant alterations to a listed building where it considers no harm would be caused to the special interest of the building.

Amenity

The acoustic report which accompanies the planning application assesses the impact of the replacement plant in terms of noise pollution against Camden Council's relevant development management policy. The acoustic report confirms that the acoustic calculations using the manufacturer's noise data demonstrate that the overall decibel level arising from the operation of the equipment is at least 10dBA below the lowest night time background noise and complies with Camden Council's more onerous noise condition limit. Therefore, noise from the proposed equipment will not be audible or disturbing to occupiers in the nearest residential properties. The proposed plan therefore complies with Development Policies (2010-2025) **Policy DP26 'Managing the impact of development on occupiers and neighbours'**

I trust that the application comprises sufficient information in order to enable the determination of the planning and listed building consent application. However, should further information or clarification be required please do not hesitate in contacting Charlotte Yarker at these offices (charlotte.yarker@montagu-evans.co.uk 020 7312 7532).

Yours sincerely,



Montagu Evans LLP

Encs.