

Angela Ryan
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9LP

4th March 2015

Dear Angela,

79-86 CHANCERY LANE, LONDON, WC2A 1BQ – REPLACEMENT FLUE APPLICATION FOR PLANNING PERMISSION IN RELATION TO APPLICATION REF: 2013/2159/P

On behalf of Raingate Limited ('the applicant') we enclose a planning permission application for a new flue at roof level. This will replace the two existing flues, to exhaust the air from the boiler located in the basement. This is in relation to the recently approved application ref: 2013/2159/P comprising;

"Redevelopment of building to provide reconfigured office floorspace (Class B1) and the creation of a new office reception at ground floor level, replacement of mansard roof at fifth floor level, infill extension from first to fourth floor level, reconfigured residential floorspace (Class C3) to provide five new apartments (2 x 1 bed and 3 x 2 bed) at first floor level, together with reconfiguration of existing retail arrangement along Chichester Rents and Chancery Lane, and the creation of a new pedestrian route from Bishop's Court."

The replacement flue relates solely to 79-86 Chancery Lane, and will be located in close proximity to that of the existing flues as shown on the roof plan (Drawing Ref 1966 EX 08 – Rev C2).

Flue

Existing Flue Conditions

We propose replacing the two existing flues at roof level, with one flue which will be more efficient and exhaust less volume of emittances, thus additional impact to air quality is negligible. The existing flues are visible from Chancery Lane looking North East/South West (Drawing Ref 1966 PL 51 – Rev A) and visible from the Breems Buildings looking West (Drawing Ref 1966 PL 58). The greatest height of the existing flues is 41.769m from ground level (Drawing Ref 1966 EX 20 – Rev C2). The materials comprise stainless steel and the flues are fitted onto the roof of the building (Drawing Ref 1966 EX 08 – Rev C2).

Proposed Replacement Flue

Unlike the existing flues, the replacement flue will have a reduced material impact and will not be visible from existing disturbed viewpoints such as Chancery Lane looking North East/South West (see Drawing

Ref 1966 PL 51 – Rev A). The replacement flue will be 41.693m in height from ground level, 0.076m less than the existing circumstance and thus removing any potential harm to surrounding residential areas (see for example Drawing Ref 1966 GE 01 – Rev. C3). The flue will be made from stainless steel, matching the materials of the existing flues, and installed at roof level in place of the existing flues (Drawing Ref 1966 GA 08 – Rev. C5).

A sensitive design approach was taken to avoid any adverse impact to the appearance of the building and its surroundings (CS14 Promoting high quality places and conserving our heritage; DP24 Securing high quality design) with the proposed flue replicating the physical attributes of the existing flue where possible. The replacement flue is therefore not considered to be a dominant feature of the building (CPG11, Building services equipment).

A full Acoustic Report, prepared by RBA Acoustics, accompanies this application to ensure that any noise and vibration is controlled and managed, and to an acceptable level of attenuation (DP29 Noise and vibration). The report concludes that limiting noise levels have been provided to ensure the required noise emission criteria are achieved. A noise limit of 55dBA at 1m from the flue termination point is recommended to achieve the daytime and night-time noise limits (41dBA and 38dBA respectively) required by Camden.

In summary, the replacement flue will help to exhaust the air from the boiler located in the basement. Further details of the flue dimensions can be found in the accompanying drawings and materials of this application.

Application Documentation

Accordingly in addition to this Covering Letter, we enclose:

- Completed application form for full planning consent;
- Acoustic Report prepared by RBA Acoustics;
- Flue – Existing Roof Plan (Drawing Ref 1966 EX 08 – Rev. C2) prepared by ORMS;
- Flue – Existing East Elevation (Drawing Ref 1966 EX 20 – Rev. C2) prepared by ORMS;
- Flue – Existing North Elevation (Drawing Ref 1966 EX 21 – Rev. C2) prepared by ORMS;
- Flue – Existing West Elevation (Drawing Ref 1966 EX 22 – Rev. C2) prepared by ORMS;
- Flue – Existing South Elevation (Drawing Ref 1966 EX 23 – Rev. C2) prepared by ORMS;
- Flue – Proposed Roof Plan (Drawing Ref 1966 GA 08 – Rev. C5) prepared by ORMS;
- Flue – Proposed East Elevation (Drawing Ref 1966 GE 01 – Rev. C3) prepared by ORMS;
- Flue – Proposed North Elevation (Drawing Ref 1966 GE 02 – Rev. C4) prepared by ORMS;
- Flue – Proposed West Elevation (Drawing Ref 1966 GE 03 – Rev. C3) prepared by ORMS;
- Flue – Proposed South Elevation (Drawing Ref 1966 GE 04 – Rev. C4) prepared by ORMS;
- Flue – Existing and Proposed View 1, Chancery Lane looking North East (Drawing Ref 1966 PL 51 – Rev. A) prepared by ORMS;
- Flue – Existing and Proposed View 3, Breems Buildings (Drawing Ref 1966 PL 53 – Rev. A) prepared by ORMS;
- Flue – Existing and Proposed View 3, Breems Buildings (Drawing Ref 1966 PL 58 – Rev. A) prepared by ORMS; and
- A cheque of £195.00.

The application was uploaded to the Planning Portal (ref: PP-03928750) on Wednesday 4th March 2015.

We look forward to receiving confirmation that the application has been registered. If you require any further information, please contact Amy Lee on 0207 182 2791 or Shaun MacArthur on 0207 182 2651.

Yours faithfully,

A handwritten signature in blue ink that reads "CBRE" with a long horizontal stroke extending to the right.

CBRE LIMITED

ON BEHALF OF RAINGATE LIMITED