

9 April 2015



Development Control
Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND

Nigel Dexter
E: ndexter@savills.com
DL: +44 (0) 20 7420 6374
F: +44 (0) 20 7016 3769

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

Dear Sir/Madam

11-13 Goodge Street, London, W1T 2PG
Application to Discharge Condition 10 of application Ref: 2013/6456/P (Application A: Single Coloured Bricks), Permitted on 13 February 2015

On behalf of our client, Goodge Street (Tottenham Court Road) LLP, we seek your approval in respect of alterations proposed at the above property which differ from those shown on approved drawings.

Planning permission was granted on the 13 February 2015 (LPA Ref: 2013/6456/P) for:

Erection of 1st to 4th floor levels above retained ground floor to form a 5 storey building following demolition of upper floors, including new mansard across 11-13 Goodge Street to provide 3 x 2bed flats and 1 x 3bed flat and erection of 3 storey rear extension at first to third floor. (APPLICATION A : SINGLE COLOUR BRICK)

In allowing this permission, a total of 10 conditions were imposed. This application provides details to discharge **Condition 10**.

Condition 10 states:

Prior to commencement of development, full details of the siting, design, type and dimensions of the proposed plant and acoustic screen at roof level shall be submitted to and approved in writing by the Local Planning Authority.

The details shall be accompanied by an Acoustic Report prepared by a suitably qualified acoustic engineer which demonstrates that the noise levels from the proposed plant 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 (or any part of it) is 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 that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The plant equipment and any associated noise and vibration attenuation measures shall not be installed other than in accordance with the recommendations and requirements of the acoustic report as approved. The plant and associated attenuation measures shall be maintained in accordance with the manufacturers' recommendations and the noise attenuation measures shall be retained for as long as the plant equipment remains in use.

In support of this application, please find enclosed:

- The completed application form;
- Plant Drawings;
 - 4988 T(20) P05 Rev C Proposed Roof Plan
 - 4988 T(20) E01 Rev C Proposed Front Elevations
 - 4988 T(20) E02 Rev C Proposed Rear Elevations
 - 4988 T(20) S02 Rev C Section A-A
- Acoustic Report prepared by Hann Tucker Associates; and
- A copy of the Approved Decision Notice, dated 13 February 2015

Following the submission of this application via the planning portal, a cheque in respect of the application fee of £97 has been sent separately by post.

Condition 10

This condition required the submission of plan, elevation and section drawings detailing the proposed plant and acoustic screen arrangement. In addition, the condition requires the submission of an accompanying acoustic report to demonstrate that the proposed plant meets the Council's specific noise criteria.

It should be noted that the submitted drawings incorporate the amendments as proposed under live Non Material Amendment, validated on the 27 March 2015. This amendment application alters the proposed roof form of the permitted development, therefore, the proposed plant arrangement has been shown in the context of these changes.

The following plant equipment is proposed to be installed:

Plant Description	Qty	Plant Make and Model Number	Dimensions (metres)
New Residential	4	Mitsubishi MX24C71CA	0.85W x 0.8H x 0.35D
STA Travel	2	Daikin 5MXS90E3V3B	0.8W x 0.9H x 0.35D
Subway 1	2	Daikin RZQSG100	0.95W x 1.0H x 0.35D
Subway 2	1	Mitsubishi SCM60ZJ-S	0.7W x 0.95H x 0.3D



The submitted Acoustic Report, prepared by Hann Tucker Associates, comprises a detailed 24 hour daytime and night-time environmental noise survey and an assessment of the proposed plant noise emissions at the nearest noise sensitive windows. The report concludes:

"...our calculations are quite pessimistic whereby we have assumed all plant can run at full duty at all times of day. Therefore the calculations indicate that the proposed plant installation should be capable of achieving the requirements of the Local Authority.

The assessment indicates that to meet the requirements of the Local Authority the screen surrounding the plant area must be at least as tall as the tallest item of plant within it. The screen must be constructed and installed as per our Acoustic Specification for Acoustic Screening enclosed."

The submitted drawings illustrate the proposed plant arrangement and detail the location and height of the proposed acoustic screening as per the acoustic specification set out within the submitted Acoustic Report. It is therefore considered that the proposed arrangement will meet the Councils noise criteria and should therefore be considered acceptable.

I trust that everything is in order. Please do not hesitate to contact me if you have any queries regarding this application.

Yours faithfully



Nigel Dexter
Senior Planner