

John McClue  
Development Planning  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG

shaun.macarthur@cbre.com

7<sup>th</sup> May 2015

Submitted via email

Dear John,

**79-86 CHANCERY LANE, LONDON, WC2A 1BQ – MINOR MATERIAL AMENDMENT (S73) APPLICATION TO VARY CONDITION 3 (APPROVED PLANS) OF APPROVED APPLICATION REF. 2013/2159/P – CONSENT APPROVED 10<sup>TH</sup> SEPTEMBER 2013**

### Background and Planning History

We act on behalf of our client Raingate Ltd and, under Section 73 of the Town and Country Planning Act (1990), propose amendments to the consented scheme (Ref 2013/2159/P). We therefore seek to vary Condition 3 (approved plans) of planning permission 2013/2159/P.

This application seeks to amend the approved two flues replacing it with one at roof level in the same location, which is more efficient and suitable for the overall development, exhausting air from the basement plant area. This requires the substitution of several of the approved drawings with those amended drawings as outlined in the table below. The proposed development comprises;

*'External works and implementation of a new flue at roof level.'*

EXISTING "AS APPROVED" DRAWINGS (LPA REF: 2013/2159/P)	AMENDED DRAWINGS – FOR APPROVAL
Proposed Roof Plan (Drawing Ref: 1966PL28)	Flue – Proposed Roof Plan (Drawing Ref 1966 GA 08 – Rev. C5)
Proposed East Elevation (Drawing Ref: 1966PL36)	Flue – Proposed East Elevation (Drawing Ref 1966 GE 01 – Rev. C3)
Proposed North Elevation (Drawing Ref: 1966PL37)	Flue – Proposed North Elevation (Drawing Ref 1966 GE 02 – Rev. C4)
Proposed West Elevation (Drawing Ref: 1966PL38)	Flue – Proposed West Elevation (Drawing Ref 1966 GE 03 – Rev. C3)
Proposed South Elevation (Drawing Ref: 1966PL39)	Flue – Proposed South Elevation (Drawing Ref 1966 GE 04 – Rev. C4)

### Flue

#### Existing Flue Conditions

We propose to replace 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. The materials comprise stainless steel and the flues are fitted onto the roof of the building.

#### 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 (41 dBA 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;
- Proposed Roof Plan (Drawing Ref 1966PL28) prepared by ORMS;
- Proposed East Elevation (Drawing Ref 1966PL36) prepared by ORMS;
- Proposed North Elevation (Drawing Ref 1966PL37) prepared by ORMS;
- Proposed West Elevation (Drawing Ref 1966 PL38) prepared by ORMS;
- Proposed South Elevation (Drawing Ref 1966PL39) prepared by ORMS;
- Flue – Proposed Roof Plan (Drawing Ref 1966GA08 – Rev. C5) prepared by ORMS;
- Flue – Proposed East Elevation (Drawing Ref 1966GE01 – Rev. C3) prepared by ORMS;
- Flue – Proposed North Elevation (Drawing Ref 1966GE02 – Rev. C4) prepared by ORMS;
- Flue – Proposed West Elevation (Drawing Ref 1966GE03 – Rev. C3) prepared by ORMS;
- Flue – Proposed South Elevation (Drawing Ref 1966GE04 – Rev. C4) prepared by ORMS;

- Flue – Existing and Proposed View 1, Chancery Lane looking North East (Drawing Ref 1966PL51 – Rev. A) prepared by ORMS;
- Flue – Existing and Proposed View 3, Breems Buildings (Drawing Ref 1966PL53 – Rev. A) prepared by ORMS;
- Flue – Existing and Proposed View 3, Breems Buildings (Drawing Ref 1966PL58 – Rev. A) prepared by ORMS;
- Site Location Plan (Drawing Ref 1966PL01) prepared by ORMS.

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

Yours faithfully,

[REDACTED]

**CBRE LIMITED**

**ON BEHALF OF RAINGATE LIMITED**