

01 July 2015

Delivered by email

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

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
35-37 ALFRED PLACE, WC1E
APPLICATION FOR FULL PLANNING PERMISSION

We write on behalf of our client, Price & Myers, to apply for full planning permission for the following at the above property:

'Installation of a new air handling unit, new kitchen extract and toilet fan exhaust to the rear of the building'

The following material is submitted in support of this application via the Planning Portal (ref.PP-04287842)

- Application Form, Certificate and Notices, prepared by Turley;
- Cover Letter considering Planning and Heritage issues, prepared by Turley;
- Design and Access Statement, prepared by Turley;
- Site Location Plan, prepared by Moxon Architects;
- Existing and Proposed Drawings, prepared by Moxon Architects;
- Noise Assessment Report, prepared by Arup; and
- Air Handling Unit Specifications.

A payment of £385 for the planning application fee has been made via Planning Portal (ref.PP-04287842).

The Site and Surrounding Area

35-37 Alfred Place is located within the Bloomsbury Conservation Area and is a traditional red brick warehouse building which was built circa 1900. It was previously occupied by Cavendish College who

The Charlotte Building
17 Gresse Street
London
W1T 1QL

T 020 7851 4010 turley.co.uk

vacated the building in January 2012. A temporary change of use was granted to use Class D1 from B1 in 1998 which reverted back to use Class B1 once the College vacated the premises.

The building fronts onto Alfred Place and is bounded to the north by 33-34 Alfred Place, to the east by a servicing and parking area for The College of Law, and to the south by residential properties.

Planning History

From an initial search on the London Borough of Camden's website, previous applications have been approved for the installation of air handling units at roof level.

- **Ref. 2013/2802/P, Granted September 2013** | Installation of mechanical heating/cooling system and air handling unit at fourth floor level, 2x metal gantries and air condenser units within courtyard at third & fourth floor, 3x mounted air condenser units within ground floor courtyard, various alterations and replacement of fenestration on all elevations, installation of door to lift shaft within courtyard, and replacement of roof as well as the installation of 2x rooflights and 3x rooflights on ground floor roof
- **Ref. 2004/0159/P, Granted April 2004** | Alterations to ground floor frontage including the creation of a new entrance to the building across the lightwell.
- **Ref. 2003/2808/P, Refused December 2003** | Installation of a front entrance to the building including partial covering of the lightwell.

Proposals

The installation of the new air handling unit is proposed on the first floor roof to the rear of the building. The kitchen fan and toilet extract fan are also proposed to the rear of the building but in an adjacent plant well. The new air handling unit is primarily to ventilate the basement canteen which will mostly be used during lunchtime hours.

Planning Assessment

Noise

An Acoustic Report is submitted in support of this planning application and provides a detailed analysis of the potential noise generated by the air handling unit and extract fans.

The proposed air handling unit and extract fans are not considered to generate any adverse effects on the nearby residential property on Store Street. The noise report concludes that based on the manufacturer's specifications of the proposed plant and the assumption that the plant noise is not tonal or impulsive in character, that the noise emission will be compliant with Policy DP 26 and DP 28 in Camden's Development Policies. The applicant is willing in principle to accept your standard condition to ensure compliance.

Heritage

All of the alterations and additions are relatively minor in nature and are not considered to harm the appearance of the building or the significance of any heritage assets.

We trust the above is sufficient for your current purposes and look forward to confirmation that the detail provided above is acceptable. If you have any queries, please do not hesitate to contact me at these offices.

Yours sincerely,

A handwritten signature in black ink that reads "Rachel Hearn" followed by a long horizontal flourish and a period.

Rachel Hearn
Assistant Planner

rachel.hearn@turley.co.uk