



HC/MS/JT/LON.0204

29th July 2015

Planning Department
Camden Council
Town Hall
Judd Street
London
WC1H 8ND

Dear Sir/Madam,

Town and Country Planning Act 1990 (as amended)
74 Charlotte Street, London W1T 4QH
Application for Approval of Details Reserved by Condition 10 - Pursuant to
Planning Permission 2012/2133/P (Appeal Ref. 2193888)

Pegasus Group has been instructed to submit an application for the approval of details reserved by condition associated with planning permission 2012/2133/P (Appeal Ref. 2193888).

On the 20 September 2013, planning permission was granted for the following development:

"Demolition of building behind retained four storey front façade and redevelopment for a 5 storey building that includes a new mansard roof level with rear terrace, a rear terrace at second floor level, plus excavation to form a basement level with front lightwell, to accommodate restaurant (Class A3) at basement and ground floors and 4 x residential flats on upper floors to be communally accessed from Charlotte Mews".

This Covering Letter sets out the information submitted in respect of the approved commencement condition to be discharged. Accordingly, the relevant planning application form and associated documentation was submitted via the Planning Portal (Ref. PP-04377490) [REDACTED]

Condition 10

Condition 10 states:

"Prior to the commencement of the relevant part of the development, details of any plant equipment and extract ventilation system shall be submitted to and approved in writing by the Local Planning Authority. Such details to include an acoustic report which shall demonstrate how the acoustic and vibration impact of the equipment would meet

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[REDACTED]

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the relevant standards (condition 9) and identifying any acoustic isolation and sound attenuation which is required in order to achieve this standard. Furthermore it shall include details of all odour control and filtration mechanisms to be used. The acoustic isolation and odour control shall thereafter be maintained in effective order in accordance with the manufacturers' specifications."

In order to fulfil the requirements of Condition 10, consideration of Condition 9 is required, which states:

"Noise levels at a point 1m 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 facade shall be at least 10dB(A) below the LA90, expressed in dB(A)."

This application seeks to part-discharge condition 10 in respect of the residential plant to be installed only. This consists of 4no. air condensing units located at roof level (dimensions - 900mm (w) x 700mm (h) x 300mm (d)).

At present, the end occupier of the ground / basement restaurant is not known and consequently the plant requirements of this unit cannot be provided at this time. It is anticipated that the proposed operator will discharge the remainder of Condition 10 when the plant and odour control equipment are known.

Accordingly, please find enclosed the following information in order to part-discharge condition 10, in respect of the proposed residential units:

- i. Noise Impact Assessment (prepared by Philip Acoustics).
- ii. Roof Level Ventilation Layout (Dwg No. LME57802_M_920_R05 Rev E); and

As set out within the accompanying Noise Assessment, the plant to be installed does not impact upon the amenity of nearby properties. The proposed plant has been located within an area dedicated to plant on the approved planning drawings and in a location so that it cannot be seen from any public vantage points from the building's principle elevation (Charlotte Street). As such, the plant will not impact upon the character or appearance of the Conservation Area.

I trust that the above and enclosed is sufficient for the registration of this application and we look forward to receiving notification of this in due course.

Yours faithfully



Henry Courtier
Senior Planner

