

7 September 2015



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Dear Sir,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
120 HOLBORN, EC1N  
INSTALLATION OF EXTERNAL PLANT**

**Introduction**

On behalf of our, 120 Holborn Investment Limited Partnership, please find enclosed with this letter an application for planning permission relating to proposed external plant at the property known as 120 Holborn, EC1N.

In support of this application we enclose four copies and a CD of the following:

- completed application forms, including ownership / agricultural holdings certificates and the relevant Community Infrastructure Levy form;
- application drawings prepared by Mark Newton Associates, including:
  - a site location plan;
  - existing and proposed floorplans;
  - existing and proposed elevations and sections;
- this covering letter, which includes details of the proposal and a summary of the relevant planning policy considerations;
- Design and Access Statement, prepared by Mark Newton Associates; and
- Acoustic Report, prepared by RBA Consultants.

As the proposal relates to works to the building which creates no additional floorspace, the planning application fee has been calculated in accordance with Category 2 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012. The associated fee is £195.

This application is in connection with permission ref. 2014.2782/P, granted permission on 20 August 2015, for the change of use of part of basement at 120 Holborn from office (class B1) and retail (A1) to leisure centre (D2) and light industrial (B1c). The proposed plant is intended to service the approved gym use, operated by GymBox and provide additional landlord plant at 120 Holborn. This application should therefore be read in conjunction with the current application that seeks to revise the energy strategy for the gym.



## **Policy Background**

The policy framework against which the proposals should be tested consists of the National Planning Policy Framework (NPPF) (2012) at the national level, the London Plan (2011) at the regional level and Camden Core Strategy (2010), Development Policies (2010) and Site Allocations (2013) at the local level.

## **Relevant Considerations**

### *Amenity*

The submitted noise report concludes that atmospheric noise emissions from the proposed plant would be within the criteria required by Development Policy DP28, to allow operation over the required hours 06:00 – 23:00 provided the suitable mitigation measures and developed and adopted. To protect the amenity of the adjoining residential properties, the scheme proposes to incorporate attenuators that will be fitted to the vertical discharge top control noise levels.

It can therefore be concluded that the proposals seek to protect the amenity of the adjoining residents and occupants of 120 Holborn, providing full considered mitigation measures for any potential noise generation, in accordance with Policies CS5, DP26 and DP28.

## **Summary and Conclusions**

Submitted with this letter is an application for planning permission at 120 Holborn, EC1N. We trust you have sufficient information to validate and register the application. If you require anything further please contact Anthony Plumbly or Katie Smith at this office.

Yours faithfully,

pp *Katie Smith*

**Katie Smith**  
**Senior Planner**  
**DP9 Ltd**

Enc.