

RL/P6028  
17 September 2015

Planning and Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

**For the attention of: Gideon Whittingham**

Dear Mr. Whittingham

**Town & Country Planning Act 1990 (as amended)**  
**4-10 Tower Street, London, WC2H 9NP**  
**Planning application for the replacement and installation of new air conditioning units.**

**Planning Portal Ref. PP-04482059**

On behalf of the applicant, The Third Space Group, we submit a full planning application for the replacement and installation of new air conditioning units to the rear light-well at 4-10 Tower Street in association with the proposed fitness studios at basement and ground floor. We enclose with this letter a cheque for the requisite planning fee of £385.00. All necessary documents and application forms have been submitted online via the Planning Portal.

*Site Description and Location*

The property is located on the western side of Tower Street; a short connecting street between Earham Street to the north and Upper St. Martins Lane to the south. The premises is a four storey late 19<sup>th</sup> century converted warehouse which comprises of a basement and ground floor in Class A1 (retail) Use and Class C3 (residential) Use at first, second and third floors. The site sits within an area of mixed uses in Central London; with office, residential and other commercial premises operating within close proximity to one another.

We confirm that this application relates solely to the rear first floor light-well which accommodates a number of existing air conditioning units for both the ground floor commercial premises and upper floor residential units. The existing light-well is fully enclosed from any public views, with a collection of windows looking down into the space. The light-well comprises a glazed sloping roof which provides natural daylight into the rear ground floor stairs and corridor space.

The property is located within the Seven Dials (Covent Garden) Conservation Area, although is not statutorily listed nor considered to be a building of historic merit.

**Architecture Planning Interiors**

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### Relevant Planning History

The property's basement and ground floor is currently undergoing refurbishment following the recently approved planning permission (ref. 2013/3023/P) dated 7<sup>th</sup> November 2013 for *'the dual/ alternative use of the ground floor for retail (Class A1) and/or retail/leisure (Class A1/D2) and dual use of the basement retail (Class A1) or leisure (Class D2)'*.

Planning permission (ref. 2004/2278/P) was granted in September 2004 for the *'installation of one no. air conditioning unit at rear first floor level in connection with residential unit'*.

Planning permission (ref. 2003/1700/P) was granted in October 2003 for *'the installation of louvres above the ground floor bin store door and to sloping glazed lights to the rear, associated with a basement smoke extract vent'*.

The existing building was redevelopment in the late 1990's following the granting of planning permission in September 1995 on appeal (ref. PL/9400773/R4) for *'the conversion of the building for restaurant use within Class A3 and the formation of 12 self-contained residential flats'*.

### The Proposal

The applicant is seeking to refurbish the existing basement and ground floor premises in accordance the recent planning permission 2013/3023/P to create a new fitness and spinning studio space. As part of the basement and ground floor unit overhaul, the existing air conditioning units require a significant upgrade to ensure appropriate cooling of the internal space during the operation of fitness classes. Without this upgrade, the basement classes would quickly overheat and prohibit the safe and comfortable use of the building.

As a result, the applicant seeks the upgrade of 7no. existing air condition units and installation of 2no. new air conditioning units; each unit measuring approximately 1050 x 1300 mm. This would provide a total of 10no. new air conditioning units located within the existing light-well. The proposed plant equipment has been carefully chosen by environmental consultant ACCON UK to ensure that they meet the necessary operational performance, while reducing the existing background noise levels as effectively as possible. A supporting acoustic assessment has been submitted with the application and is detailed further below.

Please refer to the existing and proposed drawings for further details on the proposed air conditioning unit's size and locations.

### Design and Access Statement

Please refer to the submitted design and access statement which has been submitted online via the Planning Portal. The proposed air conditioning units will not impact upon any access or escape routes from the building and will be accessed quarterly over the year for the purpose of maintenance and servicing.

### Acoustic Assessment

An accompanying acoustic assessment has been prepared by environmental consultants ACCON UK and is submitted as part of this application. The assessment has been completed to determine

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whether the plant noise emissions at the nearest noise sensitive window will be in accordance with the Camden's local guidance. The assessment demonstrates that the proposed replacement air conditioning units will be capable of achieving Council's specific acoustic requirements, as set out Development Management Policy DP28: Noise and Vibration, and will not affect the nearest noise sensitive window nor result in any harm to existing residential amenity nearby, in terms of undue noise, nuisance or disturbance over and above what presently exists.

#### Planning Policy Consideration

The proposal includes the replacement of 7no. existing units with improved and quieter air conditioning units, including 2no. new additional air conditioning units to the rear light-well at 4-10 Tower Street. The replacement plant will be necessary for the proposed operation of the consented fitness studios at basement and ground floors.

The proposed plant equipment will be positioned in the same location as those existing units; fixed to the external elevation within the light-well which is not visible from any public views. This we consider to be in accordance with Camden Planning Guidance CPG1 Design which notes that buildings services equipment, where possible, should be incorporated within developments appropriately; thereby ensuring minimal impact upon the surrounding built environment and wider conservation area and preventing undue harm to neighbouring amenity.

As noted, the plant equipment's location within the existing light-well will be secluded, with no public access, visible views from the wider conservations area or adjoining historic premises; thus the proposal will not impact upon the historic character of Seven Dials Conservation Area. As a result, it is considered that the proposal would satisfy the requirements outlined within Development Management Policy DP25 - Conserving Camden's Heritage and Core Strategy Policy CS14 - Promoting high quality places and conserving our heritage, to ensure that development does not impact upon a building's or surrounding area's historic architectural qualities.

The proposed replacement and installation of new air conditioning units will satisfy the Council's criteria and policy requirements in so much that when operated, the proposed units will not cause detrimental harm to the local amenity in terms of their appearance, setting and noise. The plant proposed and encasements ensure that noise levels would remain in compliance with the Council's thresholds while in operation. The proposal would safeguard the amenities of the adjoining premises and the area in accordance with the requirements of Core Strategy Policy CS5, and Development Management Policies DP26 and DP28.

#### Summary and Conclusion

The proposal seeks planning permission for the replacement and installation of new air conditioning units in connection with the proposed premises at basement and ground floor for fitness studios. The proposed plant equipment will be located within the existing location with no visual impact upon adjoining premises or the surrounding conservation area. An acoustic report has been submitted with the application and confirms that the collective air conditioning units together will not impact upon the surrounding residential amenity. The replacement of the existing units will likely lead to a reduction in the existing background noise levels and provide a positive impact.

We trust that this application along with the submitted information is sufficient for the Council to validate the application and we look forward to a swift and positive outcome. However, should you

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require any further information or would like to arrange a site visit please do not hesitate to contact the undersigned.

Yours sincerely



Rupert Litherland  
Rolfe Judd Planning Limited

Encl. Cheque for the sum of £385.00