

RL/P6283  
01 June 2016

Development Management  
Camden Council  
Camden Town Hall  
Judd Street  
London  
WC1H 8ND

Dear Sir/Madam

**Town & Country Planning Act 1990 (as amended)**  
**Thomas Neal's Centre, 35 Earlham Street, London WC2H**  
**Planning and listed building application for the installation of x1 air conditioning unit at first floor roof level within the inner void of Thomas Neal's Centre.**

**Planning Portal Ref. PP-05195776**

On behalf of the applicant, Shaftesbury Covent Garden Limited, we submit a planning and listed building application for the installation of x1 new air conditioning unit. Along with this letter which provides supporting information and should be considered in the determination of this application, we enclose a cheque for the appropriate planning fee of £385.00.

The following documentation and forms have been submitted electronically online via the Planning Portal;

- Existing floor plans and sections – as prepared by Rolfe Judd Architecture
- Proposed floor plans and sections – as prepared by Rolfe Judd Architecture
- Site Location Plan – as prepared by Rolfe Judd Architecture
- Design, Heritage and Access Statement – as prepared by Rolfe Judd Planning
- Acoustic Assessment – as prepared by Hann Tucker Associates

*Site Location and Context*

Thomas Neal Centre is a shopping centre located within a triangular block bounded by Earlham Street, Shorts Gardens and Neal Street. The building primarily comprises retail (Class A1) shops and restaurant uses at basement and ground floors with residential and office accommodation on the upper floors.

Thomas Neal Centre was refurbished during the late 1980's and is currently undergoing modernisation and upgrade works. The former warehouse buildings are Grade II Listed and the site is located within the Seven Dial Conservation Area. Historic England describes the building's as

**Architecture Planning Interiors**

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follows:

*“Warehouse, probably originally a brewery; now a crafts centre. Mid C19. Stock brick; roof not visible. 3 storeys. 19 bays to Earlam Street, No.43 with splayed corner and return to Neal Street. Shorts Gardens elevation of 2 storeys. Brick band above ground floor. Segmental headed windows and doorways, those to ground floor on Earlam Street elevation set in segmental headed reveals. INTERIOR: internal structure comprises brick barrel vaults supported by cast-iron columns”.*

The proposed works relate to the external void area within Thomas Neal’s Centre at first floor level, around which the surrounding building forms a central light well and atrium. The roof structure is non-original and relates to the building’s original conversion.

#### Development Proposal

The applicant seeks the installation of a new air conditioning unit to be discreetly located on the first floor roof underneath an existing metal stairs platform. Acoustic consultants, Hann Tucker Associates have carefully chosen the proposed plant (Mitsubishi Air Conditioning Unit MXZ-2D53VA) equipment so that it fits securely within the confinements of the location and it meets the required noise conditions for the surrounding area.

In consideration of the wider upgrade works currently ongoing within the basement and ground floors as consented under planning and listed building consents (LPA ref. 2013/0599/P & 2013/0600/L), the project team require an additional a/c unit to help service the future office and retail accommodation. The additional air conditioning unit will ensure that all future operational tenants will have sufficient cooling capacity for whatever their particular needs/function. Given the historic qualities of the building, the architect and mechanical engineers have agreed a discreet location carefully located underneath an existing modern access stairs. The stairs will provide cover to the proposed air conditioning unit and prevent it being readily visible.

Please refer to the existing and proposed drawings for further details.

#### Design, Heritage and Access Statement

Please refer to the submitted Design, Heritage and Access Statement which accompanies this application.

#### Planning Considerations

The position of the proposed plant has been carefully considered to ensure the preservation of the historic building and wider conservation area. The proposed location within the enclosed void at first floor level is entirely secluded from public view and is not accessible to the public. The proposed equipment will be hidden underneath the existing metal stairs at roof level and as such will not have a detrimental impact on the character or historic appearance of the building or surrounding conservation area. The proposal would therefore be in accordance with Development Management Policy DP25: Conserving Camden’s Heritage and Core Strategy Policy CS14: Promoting high quality places and conserving our heritage. Both policies seek the highest standard of design; ensuring that proposals respect and, where appropriate, protect the local context and character of an area. We therefore consider the proposed air conditioning unit will not impact upon neighbouring amenity in

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terms of visual appearance, outlook and noise.

The proposed plant (Mitsubishi Air Conditioning Unit MXZ-2D53VA) has been carefully assessed against the Council's noise criteria. To ensure the unit stays within the maximum noise levels, an accompanying acoustic report has been prepared by consultants Hann Tucker, and is submitted as part of this application. The report notes a dominant background noise source from the results of the testing which can be attributed to the existing plant, current construction works and nearby road traffic. The acoustic report has demonstrated that the proposed air conditioning unit, subject to additional mitigation measures, would comply with the Council's noise requirements, as set out Development Management Policy DP28: Noise and Vibration, and therefore would not result in any harm to existing residential amenity nearby, in terms of undue noise nuisance and disturbance over and above what presently exists. Hann Tucker concludes that a simple acoustic enclosure will be required to help mitigate against any peaks in noise. The proposed mitigation measure shall include outer galvanized sheet steel panels with a minimum thickness of 1.6mm and infilled with an acoustic medium (mineral wool or glass fibre) to a density of not less than 48kg/m<sup>3</sup>.

Summary

The proposal seeks planning and listed building consent for the installation of an air conditioning unit to the secluded roof at first floor level. The proposed plant will provide additional cooling to the upgraded retail and office area at basement and ground floors. The proposal is considered to be supportive of the Council's local planning policies, 'DP28: Noise and Vibration', DP25: Conserving Camden's Heritage' and 'CS14: Promoting high quality places and conserving our heritage' which seek to ensure the protection of existing amenity and the conservation of historic buildings. The submitted acoustic report confirms that with the required mitigation the proposal will not impact upon nearby residential amenity and the secluded location of the proposed unit will preserve the historic character of the listed building and surrounding conservation area.

We trust that the enclosed information is sufficient for you to validate our client's planning application and we look forward to a swift and positive outcome. Should you require any further information and would like to arrange a site visit please do not hesitate to contact the undersigned.

Yours faithfully

*Rupert Litherland*

For and on behalf of  
Rolfe Judd Planning Limited