

Our Ref: 16109/MS/jc
Your Ref: PP-05233928
Email: mshearman@firstplan.co.uk
Date: 14 June 2016

Planning Services
Camden Council
5 Pancras Square
London
N1C 4AG

Dear Sir / Madam

**PLANNING APPLICATION FOR INSTALLATION OF REPLACEMENT PLANT
117 TOTTENHAM COURT ROAD, LONDON, W1T 5AL**

We have been instructed by our client, Honest Burgers Ltd, to submit the enclosed application for planning permission at the above restaurant unit. The application relates to the installation of replacement plant at the rear of the building, and consent is sought in order to facilitate the occupation of the premises as an Honest Burger restaurant.

The application has been submitted online via Planning Portal (ref: PP-05233928), and the following documents are attached in support:

- Completed application forms and certificates;
- CIL Form;
- Site Photograph's;
- Noise Report, as prepared by KC Environmental Ltd; and
- The following drawings, as prepared by Stoneblue Projects Ltd / Summit Design Ltd;
 - Site Location Plan (S2457.00.01);
 - Site Block Plan (S2457.00.02);
 - Existing External Elevation (S2457.02.06);
 - Existing Section (S2457.02.07);
 - Existing Roof Plan (S2457.02.08);
 - Proposed Rear Section (S2457.05.02.A);
 - Proposed Rear Elevation B (S2457.05.03.A); and
 - Proposed Roof Plan (E6055-RODW-C).

The requisite planning fee of £385 has been paid via planning portal.

Site Description

The application site comprises a 4 storey building on the western side of Tottenham Court Road, close to its junction with Grafton Way. The ground floor of the unit comprises a restaurant, whilst the above three floors have recently been granted planning permission to be developed as residential accommodation.

The existing plant equipment is located entirely to the rear of the premises and largely utilises the lower level flat roof which comprises an air intake duct and cowell along with an air conditioning condenser. A further vertical extract duct runs vertically along the rear wall to extract at high level beyond the roof line of the property. This area is not visible from the public realm.

The property concerned is not listed but it is located within the Bloomsbury Conservation Area.

Planning History

Most recently planning and advertisement consents were approved in June 2016 for shopfront works and installation of signage via application references 2016/2350/A and 2016/2132/P respectively.

In regard to plant, application ref: 2011/0800/P was approved in June 2011 and granted consent for repositioning of the extract duct from the centre to side of the rear elevation (its present position).

Application Proposal

This application seeks planning permission for installation of new plant to replace the old equipment located to the rear of the building at 117 Tottenham Court Road. The exact nature of the replacement equipment is set out in further detail below:

- 2no. New air supply intake fans with attenuation;
- 1no. Replacement air conditioning condenser on anti-vibration mounts (AC2);
- 1no New air conditioning condenser on anti-vibration mounts (AC1); and
- 1no. Replacement extract fan with attenuation. This will feed into the existing extract riser, which will be retained.

Planning Policy

Documents of relevance to the current proposals contained within the London Borough of Camden's statutory Development Plan include the London Plan (2015), Camden Core Strategy (2010), Development Policies DPDs (2010) and the Fitzrovia Area Action Plan (2014).

In addition, the National Planning Policy Framework (NPPF) (2012), Camden Planning Guidance Document CPG1: Design (2015) and the Fitzroy Square Conservation Area Appraisal (2010), are also of relevance to the proposals.

The application site is designated as follows:

- Central London Frontage;
- Central London Area;
- Central London Area (Clear Zone Region);
- Fitzroy Square Conservation Area; and
- Fitzrovia Area Action Plan.

The relevant planning policies are outlined below.

a) Core Strategy

Policy CS5 refers to managing the impact of growth and development by making sure the impact of developments is considerate to neighbours and occupiers and protects and enhances the heritage.

Policy CS9 states that the Council will support and promote the Central London area of Camden by preserving and enhancing the area's historic environment.

Policy CS14 promotes high quality places conserving its heritage, particularly by requiring development to be of the highest standard of design that respects local context and character and, by preserving and enhancing Camden's rich and diverse heritage assets and their settings, including Conservation Areas.

b) Development Policies DPD

Policy DP24 relates to good design. It requires that developments are of the highest design standard, and for schemes to consider:

- Character and proportions of the existing building, where alterations and extensions are proposed;
- The quality of materials to be used;
- Provision of visually interesting frontages at street level and accessibility.

Policy DP25 relates to conserving heritage. The policy states that in order to maintain the character of Camden's Conversation Areas, the Council will take account of Conservation Area statements, appraisals and management plans when assessing applications within conservation areas. It adds that the Council will only permit development within Conservation Areas that preserves and enhances the character and appearance of the area.

Policy DP27 refers to management of development in order to preserve quality of life and maintain amenity standards for occupiers and neighbours. The policy sets out the factors for consideration in assessing the impact in this regard include noise and vibration levels, odour, fumes and dust and implementation of appropriate attenuation measures.

Policy DP28 refers specifically to Noise and Vibration whereby the council will seek to ensure that noise and vibration is controlled and managed. The policy states that permission will not be given for development likely to generate noise pollution or development that is sensitive to noise in locations with noise pollution without appropriate attenuation measures.

The policy goes on to state that *"the council will only grant planning permission for plant and machinery if it can be operated without causing harm to amenity and does not exceed our noise thresholds"*.

c) Fitzrovia Area Action Plan

Principle 9 seeks to maintain a good standard of amenity for all existing and future occupants whilst preventing cumulative harm from noise and mechanical ventilation. The supporting text also states that a noise report is required as part of any applications for plant.

d) Camden Planning Guidance - CPG1: Design

CPG1: Design, provides general design guidance. The document contains a number of key messages in relation to design excellence, including that schemes should consider the context of a development and its surrounding area and the materials used. In regard to plant the document states that good design should incorporate plant and machinery into the design of development whilst not being viable from streets, public vantage points or immediately adjacent buildings. The design and materials of plant equipment should additionally be consistent with the building and located in a way that does not incorporate issues of safety and security.

With regard to Heritage, the document's key messages are concurrent with the adopted planning policy in that the Council will seek to preserve, and where possible enhance heritage assets, including developments within Conservation Areas.

CPG2 also refers to briefly refers to plant where the council will seek to control and minimise the noise, vibration and emissions (odour) from plant equipment.

Heritage Statement

Character of the Conservation Area

The Fitzroy Square Conservation Area Appraisal and Management Plan defines and analyses the Fitzroy Square Conservation Area. The document includes details on the special interest of the Conservation Area. Tottenham Court Road is noted to mark the eastern edge of the Conservation Area, having notably different scale and spatial character and being wider and enclosed by generally taller buildings.

The Conservation Area is divided into a number of sub-sections, one of which comprises the Tottenham Court Road frontage. This subsection is stated to have a very different character to the rest of the Conservation Area, which in part derives from its frontage on a busy road, broad main road, but also from the generally larger scale of development.

Contribution of the Site

The site is not statutorily listed nor is it listed as making a positive contribution to the Conservation Area. The application site is therefore considered to be a neutral with regards to its contribution.

Impact of the Proposed Works

The proposals merely relate to the installation of replacement plant equipment of similar nature and design to that currently located to the rear of the unit. The design implications of replacement plant equipment to the rear of the building are negligible however the impact of the new, quieter and more efficient apparatus will provide a net improvement in terms of noise, vibration and odour.

Planning Statement

This application simply seeks to replace the old existing plant equipment currently utilised at the application site in favour of new modern and more efficient plant. This merely amounts to a replacement kitchen extract fan / air condition condenser in addition to a new air conditioning condenser and air supply fans needed as part of our client operational requirements.

The main issue for consideration with regard to the application proposal is the impact upon neighbouring amenity. As such our client has instructed noise consultants KC Environmental to carry out an existing noise assessment of the application site and a further assessment against the predicted noise levels associated with the new plant with regard the Camden Councils noise requirements. The noise report concludes that the proposed plant is acceptable in noise terms and states:

“It has been calculated that the noise from the plant would meet the criteria Policy DP28 in Camden Council’s Development Policy, 2010 - 2025, and would not cause any disturbance or loss of amenity to occupiers of any neighbouring properties.

It is considered that there is therefore no reason why planning permission should not be granted on acoustic grounds.”

The application proposal is not therefore considered to have a detrimental impact upon the amenity of neighbouring occupiers.

Also, it is noteworthy that the location to the rear of the property incorporates numerous plant solutions in association with the commercial units facing Tottenham Court Road and Grafton Way. This area at the rear of the property is also not visible from the public realm and therefore the design implications for the proposed plant, which do not represent a significant increase to the existing arrangement, are considered to be minor.

I therefore trust you have sufficient information to register and indeed support the proposals however if you do require any further information or wish to discuss the proposals please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'firstplan' in a cursive, stylized script.

MARK SHEARMAN

Director

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