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Date
7 November 2016

London Borough of Camden
Planning and Built Environment
5 Pancras Square
London
N1C 4AG

Submitted Online – PP-05616371

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Registered in England.
Registered number: 00556464.
Registered office as address.

Dear Sir / Madam

**Town and Country Planning Act 1990
Application for Full Planning Permission
28-30 Little Russell Street, WC1A 2HN**

Please find enclosed an application for full planning permission for the "removal of no. 1 existing air conditioning unit and erection of no. 3 air conditioning units to the roof" at 28-30 Little Russell Street, WC1A.

Planning Application Content

- Planning Application Forms, duly signed and dated;
- Ownership Certificate B, duly signed and dated;
- CIL Liability Form;
- Site Location Plan;
- Existing Roof Plan;
- Proposed Roof Plan;
- Acoustic Assessment;
- Design and Access Statement (see attached to this letter);
- Cheque for £385.

I trust that the information included within this application pack allows for the validation and subsequent determination of this planning application, however should you require any additional information or clarification, please do not hesitate to contact me.

Yours sincerely



Michael Holloway MRTPI
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Design, Access and Planning Statement

Daniel Watney has been instructed by Holkham Group Limited to submit an application for full planning permission pursuant to the installation of plant equipment to the roof area of 28-30 Little Russell Street.

Existing plant equipment is being removed and replaced by new air conditioning as part of a refurbishment of the property. At present, the existing plant is of poor quality and very inefficient resulting in an uncomfortable office environment.

This planning application is supported by existing and proposed scaled roof plans and an acoustic assessment confirming compliance with Camden’s guidance.

Site Description

28-30 Little Russell Street currently comprises office accommodation in multiple occupation arranged over five storeys. The property is not listed, however is located within the Bloomsbury Conservation Area. The site location is reproduced in Figure 1 below, however a full red line site plan is submitted as part of this planning application.

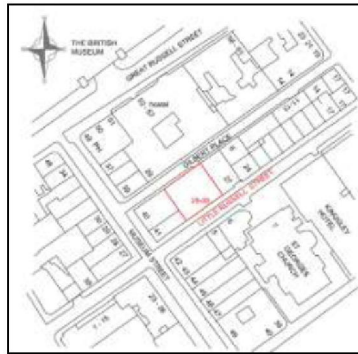


Figure 1: Site Location Plan

The building is positioned between Little Russell Street and Gilbert Place. The front of the building faces onto Little Russell Street, whilst the rear elevations of properties on Little Russell Street and Great Russell Street face on to Gilbert Place.

This planning application specifically relates to the roof of the building on the fifth floor. As shown in the photographs below, this roof currently contains various plant equipment units, alongside the associated ducting, ventilation and roof lights.



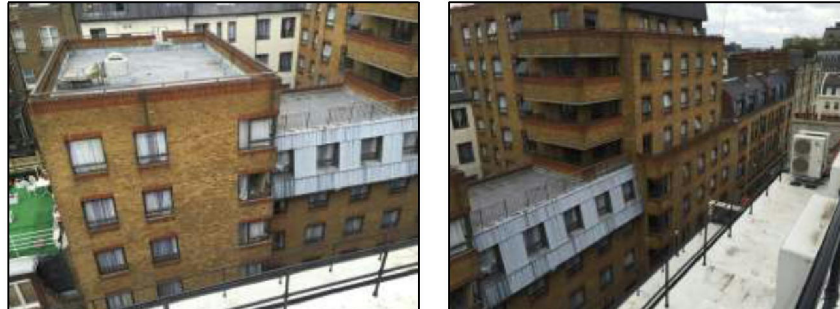
Photographs 1 and 2 – Existing Roof

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Located around the property is a mix of residential and commercial properties of varying scale, height and age, which are presently served by a variety of different ventilation measures, including plant equipment, ducting and flues.



Photographs 3 and 4 – Neighbouring Buildings

It is not possible to view the roof from street level and the existing plant equipment to the roof is only visible from either the roof itself, or the upper floors of the surrounding buildings.

Planning History

Daniel Watney has reviewed the statutory planning history as held online by the London Borough of Camden. The available planning history is reproduced in the table below in ascending order.

Reference	Description	Decision	Date
2011/0200/P	Installation of 2 condensing units at roof level of commercial building (Class B1)	Granted	30/11/2011
2008/3000/P	Installation of 2 chiller condenser units at fifth floor level at the rear of property facing Gilbert Place.	Granted	09/09/2008
9400140	Alterations to north elevation at 4th floor level comprising the transposition of a door and window onto a rear flat roof.	Granted	14/03/1994

Table 1 – Planning History

Proposed Use

The condenser units will serve the offices at second floor level with pipework to run alongside the existing pipework fixed discretely to the western elevation of the building.

The second floor of the property has recently been subject to a refurbishment improving the offer of commercial floorspace in the property. As part of this refurbishment, it is necessary to provide air conditioning units to supply this floor with a sufficient cooling system.

The only possible location for this is the existing roof, where a variety of plant equipment is already located. Otherwise, it would have to be installed on the front elevation of the property which would be visible from street level, at the detriment of the Conservation Area.

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Amount

It is proposed to install three air conditioning units to the roof in order to serve the second floor of the property.

These would be PAC micro inverter 3Ph outdoor units, which are detailed in the accompanying specification document.

Design

Camden Planning Guidance advises that if such air conditioning units are required on the outside of a building, they should be located on the least prominent elevations. Paragraph 38.17 of the Guidance also states that plant and machinery on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings.

The units have been positioned on the roof of the property, however due to the height of the building, its setback at upper levels and the narrow street adjacent to the rear of the property, the units will not be visible from adjoining streets. The units would only be seen from the upper floors of properties on Gilbert Place.

The alteration is considered extremely minor in the context of the large building and would have no impact upon the character or appearance of the building or the Conservation Area or neighbouring listed buildings.

The proposed location of the plant has been identified to minimise the visual impact of the installation.

Amenity

An Acoustic Report has been submitted in support of this application, concluding that the noise levels meet the Council's environmental standards, being 5dBA below background levels.

It is expected that a standard noise condition is placed on the consent to ensure that the residential amenity of neighbouring occupiers is protected, should the units become noisy in the future.

For the occupants of the property, there will be an improved working environment through the provision of an updated air conditioning system.

Sustainability

Core Strategy Policy CS13 advises that Camden will require all development to take measures to minimise the effects of, and adapt to, climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. This can be done in a number of ways, including by minimising carbon emissions from the development, construction and occupation of buildings. Policy DP22 similarly promotes sustainable design and construction.

At present the air conditioning system for the second floor is out dated and inefficient, resulting in a compromised internal working environment and poor energy efficiency. The proposed upgrade to the plant equipment will ensure the efficient operation of the building for the foreseeable future.

Landscaping

Due to the nature of the proposals, it is not considered that landscaping is appropriate and therefore references have not been included in this Design and Access Statement.

Conclusion

It is therefore considered that the proposed removal of an existing air conditioning unit and repositioning of three units is acceptable when assessed against adopted planning policy.

The supporting drawings and noise assessments submitted as part of the planning application demonstrate that the proposed units will ensure a policy compliant noise environment is maintained whilst improving the environmental performance of the second floor of the building.

The fifth floor roof is considered an appropriate and acceptable location for the plant equipment, by virtue of the precedent of plant equipment being established by the existing units and also the plant which is visible on those properties in the surrounding area.