

Mr George Smith
DP9 Limited
100 Pall Mall
London
SW1Y 5NQ

Application Ref: **2016/5186/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

29 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**Commonwealth House
1-19 New Oxford Street
London
WC1A 1NQ**

Proposal:

Details pursuant to Condition 7 (mechanical plant technical specifications) of planning permission ref 2014/4983/P, dated 30/01/2015, for demolition and reconstruction of 7th and 8th floors, erection of a roof extension at 9th floor level and infill works to provide additional office floorspace (Class B1a) and new roof top plant. Changes of use at ground floor level from retail (A1/A3) to provide a relocated and enlarged office entrance (B1a), retail and food and drink uses (A1/A3) and flexible office and retail use (B1a/A1/A3) with associated alterations to shop fronts, replacement of all existing upper floor windows, recladding of the elevations, works to Dunns Passage and other enabling works for refurbishment of existing offices (B1A).

Drawing Nos: Covering Letter from DP9 dated 21/09/2016; 4931-M-1012 Rev C3; Annotated

Roof Plan layout prepared by Long and Partners; Technical Specification AHU 9
Details prepared by Mace; Technical Specification Attenuater Details prepared by
Mace; Technical Specification Fan Details prepared by Mace; and 14027-R)3-A
Plant Noise Discharge Report dated 14/09/2016 prepared by Sandy Brown.



The Council has considered your application and decided to grant approval.

Informative(s):

1 Reasons for granting approval:

The application seeks to part discharge Condition 7 (mechanical plant details) of planning permission 2014/4983/P dated 30/01/2015 for demolition and reconstruction of 7th and 8th floors, erection of a roof extension at 9th floor level and infill works to provide additional office floorspace (Class B1a) and new roof top plant. Changes of use at ground floor level from retail (A1/A3) to provide a relocated and enlarged office entrance (B1a), retail and food and drink uses (A1/A3) and flexible office and retail use (B1a/A1/A3) with associated alterations to shop fronts, replacement of all existing upper floor windows, recladding of the elevations, works to Dunns Passage and other enabling works for refurbishment of existing offices (B1A).

Condition 7 requires technical specification details of the mechanical plant to be installed within the roof top plant area as shown on the approved floor plans, together with an accompanying acoustic report, to be submitted to and approved by the local planning authority prior to the installation of the plant.

The details submitted include information regarding the proposed roof plant and an accompanying acoustic assessment to assess the plant noise arising. The Acoustic Report confirms that the noise ingress due to roof level plant will meet the required noise limits should the attenuation measures be implemented as detailed in the report. The proposed noise levels arising from the development have been designed to accord with the Council's noise thresholds.

The details submitted have been reviewed by the Council's Environmental Health Section who consider them sufficient to meet the requirements of the condition.

1 response has been received prior to making this decision which has been taken into account. The sites planning history and relevant appeal decisions have also been taken into account when coming to this decision.

The details submitted have been assessed in relation to the approved scheme, the site and its surroundings. They are considered sufficient to part satisfy the requirements of Condition 7 and the details are in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

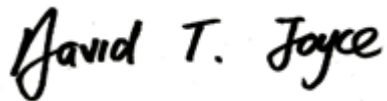
2 You are reminded that Conditions 4a (ventilation grills, external doors and gates still to be approved), 4b (details of shopfront), 4d (samples of paving to external areas) and 4e (external lighting) of planning permission granted on 2014/4983/P dated 30/01/2015 are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Executive Director Supporting Communities