

Development Management
London Borough of Camden
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

27119/A3/KH
7th February 2017

BY PLANNING PORTAL REF: PP-05784311

Dear Sir/Madam

**BOOM CYCLE, UNIT 4 BASEMENT, EAGLE HOUSE, 16 PROCTOR STREET, LONDON WC1V 6NX
INSTALLATION OF CONDENSER UNITS WITHIN THE BASEMENT UNDERCROFT**

We act on behalf of Boom! Spin Ltd ("the Applicant") and have been instructed to submit the following application for the installation of a two-fan condenser unit situated in the basement undercroft at their fitness studio at Eagle House, 16 Proctor Street, London WC1V 6NX.

The Application Site

The Site extends to 250 sqm and comprises a fitness studio at basement level with access from ground floor. In November 2013, Planning Permission was granted by the London Borough of Camden ("LBC") for a `change of use at basement and part ground floor level from retail (Class A1) to fitness studio (Class D2) and installation of associated three air conditioning units to basement undercroft (Ref: 2013/4089/P).

Proposed Development

It is proposed to install a two-fan condenser unit to the basement undercroft of the property which will supplement the existing units granted under Planning Permission Ref: 2013/4089/P.

The Description of Development for the application is:

"Installation of a 2no. wall mounted condenser units within the basement undercroft of the existing fitness studio."

The planning application submission comprises the following:

- Completed Application Form and Certificates, signed and dated;
- Application Drawings prepared by Wicklow and Delancey.
 - Site Location Plan (Basement) (Drawing Ref: 1302_100);
 - Proposed Site Plan (Drawing Ref: 1605_521);
 - Proposed Elevation (Drawing Ref: 1605_522);
- Environment Noise Survey (January 2017) prepared by KP Acoustics.

The Planning Application Fee of £385 has been paid via the Planning Portal Ref: PP-05784311.

Planning Policy Compliance

The Development Plan for Camden comprises the London Plan (March 2016), Core Strategy (November 2010) and the Development Policies (November 2010). The Policies Map (2014) confirms that the site falls within the Central London Area, the Holborn Growth Area and an Archaeological Priority Area. The Bloomsbury Conservation Area is located immediately to the east of the Site.

LBC are preparing a new Local Plan which has been submitted to the Secretary of State for independent examination and is now at an advanced stage of preparation with LBC consulting on Main Modifications. The Plan will therefore be given weight in the determination of planning applications.

The National Planning Policy Framework (NPPF) (March 2012) sets out the Government's objectives for achieving sustainable development. The NPPF defines achieving 'high quality design and a good standard of amenity for all existing and future occupants of land and buildings' as one of the Government's 'core planning principles' (Paragraph 17, 4th bullet point).

The Core Strategy sets the strategic objectives for the borough while the Development Policies provides the detailed planning policies that LBC will use when determining Planning Applications to achieve the vision and objectives of the Core Strategy.

Policy DP26 (Managing the Impact of Development on Occupiers and Neighbours) seeks to protect the amenity of neighbouring residents and occupiers. This is carried forward to emerging Local Plan Policy A1 (Managing the Impact of Development). The considerations relevant to the Proposed Development relate to noise levels from the proposed plant units. Policy DP28 (Noise and Vibration) refers specifically to plant equipment confirming that LBC will only grant permission for plant or machinery if it can be operated without cause harm to amenity and does not exceed local noise thresholds. This is reflected in the emerging Local Plan Policy A4 (Noise and Vibration).

It is proposed to introduce a two fan condenser unit within the basement undercroft of the existing fitness studio. The plant equipment is screened from view given its enclosed position within the basement undercroft. There are no views of the proposed plant equipment from outside the undercroft area.

The position of the condenser units has been carefully positioned to ensure that the impact on surrounding residents will be limited. The Application is supported by a Noise Data Report prepared by KP Acoustics. This assessment demonstrates compliance with the British Standard and LBC's requirement for plant to be 10dBA below the existing background noise level.

To conclude, the Proposed Development will preserve the character of the local area and the amenities of local residents. Against this background and in the absence of harm, the Proposed Development should benefit from planning permission in due course.

We look forward to receiving confirmation of the Application's registration marked for the attention of Katie Harley at this office. In the meantime, should you have any questions or require any additional information, please do not hesitate to contact the aforementioned.

Yours faithfully



BARTON WILLMORE

Enc.