

CC/P7086  
18<sup>th</sup> June 2018

London Borough of Camden  
Planning Department  
Town Hall  
Judd Street  
London  
WC1H 9JE

Dear Sirs

**50 NEAL STREET, LONDON, WC2H 9PA**

**PLANNING APPLICATION FOR THE INSTALLTION OF 2NO. CONDENSER UNITS AT FIRST FLOOR LEVEL.**

**PLANNING PORTAL REF: PP-07055751**

We write on behalf of our client and the applicant, Shaftesbury Covent Garden Limited, to submit a full planning application for the installation of two condenser units and acoustic enclosure at rear of the premises at 50 Neal Street, in association with the ground floor premises.

This application has been submitted online via the Planning Portal and is accompanied by the following documents:

- Existing and Proposed Drawings
- Site Location Plan
- Acoustic Report
- Completed CIL Form

The requisite application fee £462.00 has been paid electronically online via the Council's website.

*Site Location and Description*

The application site is located on the eastern side of Neal Street, between Shaftesbury Avenue to the north and Shorts Gardens to the south. The existing terrace building comprises three stories with basement level. The basement and ground floor are currently in retail (Class A1) use. The upper floors, which do not form part of this application, are all in residential (Class C3) use.

The application site is not statutorily listed, but is located within the Seven Dials (Covent Garden) Conservation Area. The Local Plan further designates the site as being located within the Central

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London Area (CLA), Central Activity Zone (CAZ), a Specialist Shopping Centre and a Primary Frontage.

The application site does not include any existing plant, however there is an existing duct (non-operational) adjacent to 52 Neal Street which runs up the rear of the building.

*Relevant Planning History*

Planning permission was granted in 2010 for the 'installation of 2 x air conditioning units on the roof of the single-storey rear extension in connection with the existing A1 unit' (LPA ref: 2010/5527/P). The officer's report for this application notes that the area to the rear of the property is completely enclosed and is not visible in views from the surrounding streets, and thus does not harm the appearance of the host building or the character and appearance of the conservation area. The submitted acoustic report at the time further demonstrated that subject to appropriate mitigating measures, there would be no harm to residential occupiers' amenities (noise nuisance) or nearby buildings.

*The Proposal*

In association with the ground floor commercial unit, this application proposes a new 'environ acoustic enclosure' to house two 'Dalkin RZQG-L9V1' air conditioning units (condenser units).

The proposed acoustic enclosure will measure approximately 1700 x 100 x 1300mm and be constructed from acoustically attenuated in metal panels. The proposed unit is at the rear of the property, and will be contained within the existing boundary wall. As a result of this, the proposal will not be visible from any of the surrounding public areas.

An acoustic report has been submitted in support of the application and confirms that with appropriate mitigation, the proposed condenser units will not impact upon the nearest residential amenity.

Please refer to the submitted drawings and acoustic assessment for further details.

*Design & Planning Policy Consideration*

The proposals seeks the installation of two condenser / AC units to the rear of the premises to service the existing basement and ground floor commercial unit.

Local Plan Policy TC2 (Camden's centres and other shopping areas) seeks to protect and enhance the role and unique character of each of Camden's centres, ensuring that new development is of an appropriate scale and character for the centre in which it is located. It further looks to support and protect Camden's Neighbourhood Centres, markets and areas of specialist shopping. The proposed air conditioning units will assist in supporting a future retailer through maintaining a suitable retail premise for them to operate from with comfort cooling, and thus support the above policy.

Local Plan Policy D1 (Design) notes that development should, where possible, carefully integrate services equipment into the building. The Council will also resist development of poor design which fails to take the opportunities available for improving the character and quality of an area and the way it functions. As previously stated, the unit is discretely located to the rear of the property and will be

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shielded from view by the boundary wall. The position of the air conditioning units has previously been deemed acceptable by the Council under planning permission 2010/5527/P. The delegated officer report agreed that the proposed location to the rear of the premises would be 'completely enclosed and not visible in views from the surrounding streets' as such there would be no harm to the appearance of the host building or the character and appearance of the surrounding conservation area.

Local Plan Policy A4 (Noise and Vibration) states that the Council will seek to ensure that noise and vibration is controlled and managed. Planning permission for noise generating development, such as plant and machinery, will therefore only be granted if it can be operated without causing harm to nearby residential amenity. The proposed condenser unit has been discretely located to the rear of the property, and will not be visible from public view. The nearest noise sensitive window is located approximately 2m to the north, within the adjoining premises, 52 Neal Street. In support of Policy A4 and the Council's supplementary planning guidance 'Amenity', an acoustic report prepared by consultants Hann Tucker has been submitted. The report concludes:

*"An environmental noise survey has been undertaken in order to establish the currently prevailing noise levels. Plant noise emission criteria have been recommended based on the results of the noise survey and with reference to the Local Authority's planning condition.*

*An assessment has been carried out to determine the plant noise emissions at the nearest noise sensitive window. The assessment indicates that the proposed plant, with the proposed attenuation, should meet the requirements of the Local Authority at the nearest noise sensitive residential window".*

The report therefore demonstrates that the location of the plant and proposed acoustic enclosure will not impact upon the adjoining residential amenity.

#### Conclusion

This application seeks planning permission for the installation of two condenser units to the rear of 50 Neal Street which will provide air conditioning for the existing retailer. The proposal has been sympathetically designed to be as minimal and discreet as possible, located to the rear of the premises which would not be noticeable from any public views or the surrounding conservation area. The proposal would further represent an enhancement to the building's existing retail function and future operation to provide cooling to the basement and ground floor premises.

We trust that the submitted documents and supporting information is sufficient for the Council to validate the application and we look forward to a swift and positive outcome. However, should the Council require any further information or would like to arrange a site visit, please do not hesitate to contact the undersigned.

Yours faithfully

*Casey Conduct*

For and on behalf of  
Rolfe Judd Planning Limited

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