

22 August 2018

Submitted via Planning Portal

Camden Council
Planning Department
5 Pancras Square
London N1C 4AG

Dear Sir, Madam

SUBMISSION OF APPLICATION FOR FULL PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED)

12 OVAL ROAD, LONDON NW1 7DH

We write on behalf of Hermes Property Unit Trust A Ltd and Hermes Property Unit Trust B Ltd and in respect of the above site, to submit an application for:

“Installation of plant equipment at roof level.”

The application has been submitted via the Planning Portal (ref: PP-07215092) and comprises this cover letter and the following:

- Application form and certificate;
- Drawing package:
 - Site location plan, ref: 4171.455
 - Existing roof layout, ref: 4171.450 Rev B
 - Existing north elevation, ref: 4171.453
 - Existing south elevation, ref: 4171.452 Rev A
 - Existing east and west elevations, ref: 4171.451 Rev B
 - Proposed roof layout, ref: 4171.460 Rev B

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- Proposed north elevation, ref: 4171.463
- Proposed south elevation, ref: 4171.462 Rev A
- Proposed east and west elevations, ref: 4171.461 Rev B
- Environmental Noise Survey prepared by KP Acoustics

The fee for £462 has been paid via the Planning Portal.

THE SITE AND PROPOSED DEVELOPMENT

The site comprises a four-storey office building located in Camden Town. It is not statutorily listed but it features on Camden's local list. The key features of significance are described as the front elevation and the building's relationship in scale with Gloucester Terrace to the south. The site does not lie within a conservation area.

Directly south of the site is the Piano Factory building, which is Grade II listed. The buildings at Gloucester Terrace, running in a south-eastern crescent from the Piano Works, are also Grade II listed. Primrose Hill Conservation Area is directly adjacent to the site and covers the Piano Works and Gloucester Terrace buildings. Regents Canal Conservation Area is north of the site, beyond Jamestown Road.

The proposed development comprises the installation of plant equipment (a new condenser) at roof level, located near to the existing plant equipment and large satellite antenna.

PLANNING ASSESSMENT

The planning matters which we consider relevant to the proposed development are design and heritage and effect on amenity.

The plant is proposed to be located in a set-backed position on the roof, and near to the existing plant and satellite antenna. The height of the plant will be lower than other structures that are on the roof, such as the lift overrun and the satellite antenna. From the streetscene, the plant will not be visible. For these reasons, the plant will not have any adverse impacts on the appearance of the building itself, the nearby listed buildings or conservation areas. Thus we consider that the proposed development complies with Camden Local Plan Policies D1 and D2 (which seek high quality design and the preservation of historic assets).

An Environmental Noise Survey is submitted which demonstrates that the plant will operate within noise standards and will not cause harm to neighbouring occupiers. Thus the proposed development complies with Local Plan Policies A1 (which seeks to ensure neighbouring amenity is protected) and A4 (which seeks to ensure noise is controlled and managed).

We trust that this is acceptable and that you can grant planning permission. If you have any queries, please contact me or my colleague Sid Hadjioannou.

Yours faithfully

Craig Slack
Senior Planner

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