

Ref: P18-1528/CW/so  
23 October 2018



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Dear Sir / Madam

**Site at Whittington House, 19-30 Alfred Place, London WC1E 7EA**  
**Planning Portal Reference: PP-07371876**  
**Proposed Rooftop Plant to First Floor**

We are instructed by Platine Holdings Limited to submit the enclosed application for the provision of new air conditioning units (including replacement of existing units) at first floor roof level to the rear of Whittington House.

In support of the application please find enclosed the following documents:

- This covering letter;
- Completed application forms;
- Plans prepared by Woods Bagot;
- Environmental noise assessment of proposed mechanical plant by the Equus Partnership;
- Report prepared Vector Design;
- Condenser unit specifications;
- A planning application fee of £462 to be paid separately.

This planning application seeks approval for the proposed installation of new air cool condenser units on an external flat roof area at first floor level of Whittington House. These condensers are required to serve the internal areas of the building at ground and first floor levels associated with the ongoing refurbishment of the building.

The location of the air conditioning units is on the first floor flat roof located to the rear of the building, an area where similar plant already exists which would be removed as part of this planning proposal. The location of the air conditioning units is well enclosed by the existing building, located to the rear and screened from public vantage point.

The roof area is already used to accommodate air conditioning plant. The proposals would involve replacement of some of that existing plant, enabling a rationalisation of the plant location closer to the rear

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wall of the existing building. The application proposes a total of 16 new condensers units and the retention of 8 existing units. A bank of 7 existing air conditioning units would be removed.

The application proposes a total of 24 condensers units, including the retention of a number of existing units. A bank of 7 air conditioning units would be removed.

The specification of the proposed units is included with this application. As the submitted noise assessment confirms the proposed units will not give rise to any unacceptable noise impact. The proposals, in order to minimise noise impact, would be screened by a new 2.7 metre high screen wall set back from the edge of the building in front of the proposed units. Subject to the provision of this screening the proposed noise impact is found to be acceptable and compliant with national and local planning policy. Screen details would be in accordance with the recommendations in the Equus partnership Report.

The location of the proposed units is well concealed from public vantage point by the screening effect of the existing building and those adjoining. As such, the proposed plant is not visible from a public vantage point and will not have a detrimental impact upon the character and appearance of the conservation area or Whittington House itself.

#### Conclusion

The proposed air conditioning equipment is well concealed and will have no detrimental impact upon the conservation area.

The submitted noise assessment confirms that the proposed units will not have a detrimental effect on any nearby properties.

Overall the proposals are considered compliant with planning policy at national and local level.

We trust that the enclosed information is satisfactory to enable you to approve this application, but please do not hesitate to contact me should you require any further information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Christopher Wilmshurst'.

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