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FAO: Jonathan McClue

11 January 2019

Our ref: **NJB/NFD/AKG/U0006970**

Your ref: **2017/0994/P // PP-07539701**

Dear Sir

Centre Point (includes Centre Point Tower, Centre Point Link and Centre Point House), 101 and 103 New Oxford Street and 5-24 St Giles High Street, London, W1
Part Discharge of Condition 17 of planning permission ref: 2017/0994/P
Planning portal reference: PP-07539701

On behalf of our client, Streatmarkets Ltd, we enclose for your attention and consideration an application to part discharge condition 17, in respect of the extract ventilation at Retail Unit 02, Centre Point Link, attached to the planning permission ref: 2017/0994/P.

Condition 17 states:

Prior to the first use of the premises for the A3 or A4 floorspace hereby permitted, full details of a scheme for extract ventilation, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. The use shall not proceed other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers' recommendations. In the event of no satisfactory ventilation plant and / or machinery being provided, no primary cooking shall take place on the premises.

Pre-Application Advice

Pre-application discussions have been held with the council in order to establish the most appropriate way to discharge Condition 17. It is not possible to apply to discharge Condition 17 under one approval of details application because the retail tenants will be fitting-out the relevant units according to their own individual timescales and requirements.

Therefore the condition is being satisfied in sections.

Relevant Planning History

The application to part discharge condition 17 in respect of the landlord ventilation equipment (ref: 2017/6980/P) was approved on 7 March 2018. The noise levels produced by the landlord ventilation equipment represents the baseline condition within which the retail tenants will have to operate should they install ventilation equipment over and above what is provided by the landlord.

The details pursuant to condition 17 in respect of Retail Unit 04 were approved on 7 March 2018 (ref: 2017/6957/P). Informative 1 of the approval stated:

“...the details are only partially discharged for this retail unit, and are subject to evidence being provided that the mitigation measures have been implemented.”

In accordance with Informative 1, these details were submitted to the council on 26 July 2018 and acceptance of the submitted detail was received on 7 August 2018.

This approval of details application seeks to part discharge condition 17 in respect of the ventilation equipment at Retail Unit 02.

Submission

Therefore, in accordance with the requirements of Condition 17 we enclose a Plant Noise Assessment, prepared by Cole Jarman to part discharge the condition in respect of the extract ventilation equipment the installation of which was the tenant responsibility at Retail Unit 02.

The report concludes that no additional acoustic mitigation measures are required in order to meet the appropriate noise limits as set out in the Sandy Brown report, approved to partially discharge condition 17 in respect of the landlord ventilation equipment (ref: 2017/6980/P, dated 7 March 2108).

As a result, the report demonstrates that Retail Unit R02 will satisfy the requirements of condition 17 and comply with condition 19 of planning permission ref: 2017/0994/P.

Documentation

The application has been made via the planning portal and the submission comprises the following:

- Signed and dated application forms; and
- Plant Noise Assessment, prepared by Cole Jarman.

The application fee (£116) has been paid concurrent to the submission of the application via the Planning Portal.

This application is submitted electronically via the planning portal (PP-07539701)

Please do not hesitate to contact Anna Gargan of this office should you have any questions regarding this application.

Yours faithfully



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