

Director of Planning,
Camden Borough Council
5 Pancras Square
London,
N1C 4AG

15th April 2019

Dear Sir/Madam,

125 Shaftesbury Avenue, WC2H 8AD

We are making application, through the Planning Portal, for the 'removal or variation of condition' relating to Planning Application reference 2018/4188/P, which was granted on 10th January 2019.

Background and proposals

Having secured Planning Permission for:

Installation of new and replacement mechanical plant at first and eighth floor level roofs including: the installation of 3 x double doors; 2 x ventilation louvers in place of windows; 2 x acoustic enclosures to house 3 x IDF room condensers; extract and discharge ducts; 2 x AHU heat pump condensers; 3 x AHU condenser units; 1 x kitchen condenser unit; 1 x AC condenser unit; 1 x freezer condenser; and associated guard rails to eighth floor roof

As part of the design development it has become apparent that there the plant and associated enclosures to the first floor roof can be installed in such a manner that the outlook for the occupants of the host building can be improved without having any greater impact on views into the site. The proposed installation remains in a location which cannot be seen from any street views.

The views of the first floor roof space are outlined in the accompanying documents, and show that the location has no greater impact. View 4 shows the outline of the plant enclosure in position sitting behind the massing of the building when viewed from the main street.

The application building is not listed, nor does it sit within a conservation area. The Denmark conservation area is located immediately to the West of the site and the Seven Dials conservation area lies to the South-East. However, as described below, it is not considered that the proposals will have a negative effect on the Conservation Areas.

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There are a number of listed buildings within the immediate vicinity of 125 Shaftesbury. The Odeon cinema to the North East and the Phoenix Theatre to the North West are Grade II listed as are buildings at 99A and 101 Charing Cross Road. The building is also in close proximity to St-Giles-in-the-fields church (Grade I) to the North and the Palace Theatre (Grade II*) to the South. Again, it is considered that the alterations to the proposals will have no greater effect on the setting of these buildings.

This application therefore is to vary condition 3 of application, to allow substitution of the plan and elevational drawings showing the proposed plant enclosure to the roof.

The works would see the relocation of units already approved for location on the first floor roof. There will be no greater impact on the amenity of surrounding properties in terms of noise.

The works are fully described in the enclosed drawings.

Policy

Planning policy is set out at National and Local level. Sources of guidance relevant to the present proposals are:

- National Planning Policy Framework (NPPF)
- The London plan 2016
- Camden local plan July 2017
- Camden planning guidance 2017

National Planning Policy Framework (NPPF) was published 27th March 2012 by the government and sets out the national standards which require to be considered by individual Authorities when producing Local Planning guidance. It contains an overarching set of principles which must be applied to all planning situations. The NPPF contains the outline within which Local Policy must sit, the guidance within NPPF therefore is primary.

NPPF recognises the importance of businesses uses on the local and national economy and the importance of allowing business operations to grow, develop and flourish. Clearly with regard to the current proposals, this is considered on a micro level. However, it is clear that the internal environment of a modern office is paramount to its ability to function and thrive.

Camden Local Plan (2017) Policies

A4 - noise and vibration

There is a requirement to ensure that noise and vibration are considered at design stage. Permission will only be granted for plant and machinery where it can be operated without causing harm to amenity and will not result in unacceptable levels of noise or vibration.

D2 - Heritage

The Council will resist development outside conservation areas which will cause harm to the character or appearance of that conservation area.

Camden Planning guidance – Design CPG1 (July 2015, updated March 2018)

Para 11.6 – Services equipment in refurbishment works should be accommodated within the building structure, or incorporated into the design of external modifications

Building services equipment should:

- be incorporated into development
- have minimal affect on the environment; and
- Should not harm occupier or neighbour amenity

Plant and machinery located on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings. Where screening is proposed to be used to minimise the visual effects of plant, this screening should not, in itself, cause visual blight.

The design and materials of plant enclosures should be in keeping with those of the building and safe access should be provided to allow maintenance and servicing.

Conclusion

In accordance with Camden Local Planning Policy, plant has been incorporated within the building as far as possible, with vertical risers and plant being located within the building wherever possible with only sections of plant which require to be open to external air being proposed to the first and eighth floor roof spaces.

The plant will continue to have attenuation to ensure that noise levels are minimum of 10dB(A) less than existing background levels (LA90) when measured at 1m from the nearest sensitive building.

It is considered that the installation continues to accord with council policy as set out above.

We believe that the accompanying material sufficiently outlines the proposals. However, should you require any further information please do not hesitate to contact me.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

for and on behalf of Left City Ltd.