

02 June 2019

Planning Department
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

Your ref: PP-07822553

Dear Sir, Madam,

University College London – 12 Queen Square, London, WC1B 5JS
Full Planning Application for the removal and replacement of two rooftop plant units and increase in height of the existing acoustic screen by 0.82m

On behalf of our Client, University College London ('UCL') ('the applicant'), we hereby submit to the London Borough of Camden ('LB Camden') an application for full planning permission for the replacement of 2 existing plant units, and increase in the height of the existing acoustic screen by 0.82m to a maximum height of 2.9 meters on the roof of the rear extension to 12 Queen Square.

The description of development is:

"Removal and replacement of 2 no. existing plant units and increasing the height of the existing acoustic screen by 0.82m to a maximum of 2.9 metres at 12 Queen Square on the rear first floor roof".

Site Location and Description

The application site is located on the west side of Queen Square and forms part of the wider UCL Bloomsbury Campus. The site is bounded by Queen Square to the east, 13 Queen Square to the north, 8-11 Queen Square to the south and the Imperial hotel to the west. The area is characterised by academic and medical research uses such as the National Hospital for Neurology and Neurosurgery and Great Ormond Street Hospital. 7 Queen Square is occupied by UCL's Institute of Neurology (Use Class D1).

The site is located within sub-area 11 of the Bloomsbury Conservation Area. Although 12 Queen Square is not listed, a number of nearby properties are, including 6, 7, 13, 14 and 15 Queen Square.

This application relates to the roof of the rear extension to 12 Queen Square only. The works are contained to an existing plant enclosure on this part of the roof (please refer to architectural drawing number 19/189/02).

Context to the Application

12 Queen Square is home to UCL's Institute of Neurology. The building was built in the 1990's to accommodate an imaging laboratory, and is still serving this purpose today. UCL are seeking to upgrade some of the facilities at the Institute. The upgrade will include the installation of a new MRI Scanner to replace an existing unit. Associated upgrades of the existing infrastructure which served the previous MRI Scanner are required. The associated infrastructure includes existing plant units on the roof of the rear extension of the building.

There are four existing plant units located on the rear roof of 12 Queen Square within an existing plant enclosure. The upgrade will require two of these units to be replaced with new units. The new units are largely like for like replacements, albeit a newer model than what is there currently. The upgraded plant units are necessary for the functioning of the new MRI Scanner.

The proposals also include for the increase in height of the existing plant enclosure from 2.08m to a maximum of 2.9 meters. This would provide additional acoustic screening for the units and limit the impact on residential amenity.

Consequently, this application is seeking full planning permission for the replacement of two existing rooftop plant units with two new units, and the increase in height of the existing plant enclosure from 2.08m to a maximum height of 2.9m.

Relevant Planning History

The table below sets out the relevant planning history of the site. The applications primarily relate to the erection of external structures. The site was redeveloped in 1994. There are no recent applications relating to this site.

Application Reference No.	Application Description	Status
2009/1520/P	Erection of a conservatory adjacent to existing courtyard at upper ground floor level to provide additional office floor space (Class B1).	Approved - 16 June 2009.
2008/0942/P	Erection of balcony with glass balustrade and replacement of central section of window with access door on the third floor rear elevation of the research facility building (D1 use class).	Approved - 16 April 2008.
2004/3879/P	The installation of an air condenser unit in the front light well at lower ground floor level for Institute of Neurology.	Approved - 08 November 2004.
9300375	The redevelopment of the premises by the erection of a six-storey and basement building to be used as a functional imaging laboratory including a revised front elevation.	Approved - 25 February 1994.

The Proposals

Description of Development

This application seeks full planning permission for the replacement of two plant units located on the roof of the extension to the rear of 12 Queen Square and increasing the height of the existing acoustic screen by 0.82m to a maximum of 2.9m. The description of development is as follows:

"Removal and replacement of 2 no. existing plant units and increasing the height of the existing acoustic screen by 0.82m to a maximum of 2.9 metres at 12 Queen Square on the rear first floor roof".

The two existing plant units are 'Parker Hiross 090 chillers' and will be replaced by an updated model, 'Hiross 116 Chillers' (please refer to the submitted technical specification). The plant enclosure will be increased in height but there will be little visual change otherwise.

Pre-Application Discussions

Pre-application discussions took place with LB Camden planning officers on 12 March 2019. At this meeting the background and need for the proposals was presented. Although the proposals entail the replacement of existing plant units in the same location, it was advised that a planning application is required to formalise the works due to the model of the plant being upgraded. Officers requested that the planning application was accompanied by an acoustic survey. The design team have subsequently taken the opportunity to improve the acoustic environment by increasing the height of the existing pant enclosure by 0.82m from 2.08m to 2.9m within the planning application.

Planning Policy Considerations

This section of the letter sets out the key planning considerations in relation to amenity impacts and design and assesses the proposals against these.

Heritage

The site is located within the Bloomsbury Conservation Area and nearby listed heritage assets. Camden Local Plan Policy D2 'Heritage' seeks to preserve, where appropriate, and enhance Camden's heritage assets and their settings. Policy D2 sets out that the Council will not permit substantial harm to a designated asset.

Design

Camden Local Plan Policy D1 'Design' seeks to secure high quality design in development. This includes development that carefully integrates building services equipment and respects the surrounding local context and character.

Noise

Camden Local Plan Policy A4 'Noise and Vibration' seeks to ensure that noise and vibration is controlled and managed. On this basis, planning permission is granted subject to it not causing harm to amenity.

Applicant Response

Heritage Impact

The site is located within the Bloomsbury Conservation Area and adjacent to Grade II listed buildings. The proposals are limited in their scope and relate to just the rear first floor roof. The new plant units will be located within an existing plant enclosure and as such will have no visual impact within the Conservation Area. The increase in height of the acoustic screen will have limited visible impact due to its constrained location. The increase in height is minor and will not change how the plant enclosure is already read by onlookers. Due to the limited nature of the proposals and their constrained location, it is not considered that they will impact on the character or setting of the conservation area, or the significance or setting of adjoining heritage assets.

Visual Impact

The application site is enclosed to all four sides by taller buildings, and thus is not visible from the public realm. The hotel to the rear accommodates temporary visitors. The acoustic screen will increase in height to match the height of the roof plant and only by 0.82m. Given that the plant enclosure already exists, and the visual impact will be extremely limited where it is overlooked, the proposals will have no impact on visual amenity.

Noise

An environmental noise survey has been carried out to ensure noise levels will not cause any disturbance to residential amenity. The accompanying noise report states the cumulative plant noise emissions from all the proposed new plant items operating simultaneously should not exceed 49dBA from the nearest noise residential window. However, the cumulative noise levels from the proposed first floor roof plant would exceed the

requirements of the Local Authority by 6dbA during the daytime and 7dbA during the nighttime. However, mitigation strategies will be in place, such as increasing the height of the existing acoustic screen by 0.82m to 2.9m to ensure that any disturbances caused are limited. In addition, the existing roof plants have been operating for many years and have not been subject to any complaints by nearby residents.

Overall, the proposed works are considered to comply with the policies outlined above.

Application Submission

In addition to this covering letter and planning policy appraisal, this planning application comprises and is supported by the following documents:

- Application Forms and Certificates prepared by Deloitte Real Estate;
- Location Plan by Redfern Architecture (19_189_01);
- Site Plan by Redfern Architecture (19-189_02);
- Existing Elevations by Redfern Architecture (19_189_03);
- Existing Roof Plan at First Floor by Redfern Architecture (19_189_04);
- Proposed Roof Plan by Redfern Architecture (19_189_05);
- Proposed Elevations by Redfern Architecture (19_189_06);
- Existing and Proposed Visuals by Redfern Architecture (19_189_07);
- Environmental Noise Survey and Plant Noise Assessment Report (26304/PNA1Rev4);
- Technical Specification by Parker Hiross.

We trust that you have all the information you need to validate the application. Should you have any queries with the application, please do not hesitate to contact my colleagues Ellie Bird (ebird@deloitte.co.uk /+44 20 7007 3891) or Dena Dabbas (ddabbas@deloitte.co.uk/+44 20 7007 2134).

Yours sincerely,



John Adams
Deloitte LLP