

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

12th June 2019

Dear Sir/Madam,

52 Bedford Row, London WC1R 4LR

We are submitting through the Planning Portal an application for Planning Permission for the installation of new plant to be located at roof level to sit behind the existing parapet wall in connection with tenant fit out works.

Background

The application building is not listed though sits within the Bloomsbury Conservation Area. It is proposed that the location of the proposed works will have no demonstrable effect on the Conservation Area and its setting.

Proposal

WeWork operate a brand of co-working office space and are due to take the tenancy of the building and as such require to carry out client fit out works in order to provide office space. As part of this fit out there is a requirement to install additional mechanical ventilation equipment. Several locations have been considered for the location of the mechanical units, the location on the roof has been considered to be the least intrusive, and will provide restricted access and therefore be the safest and securest proposal.

There are already mechanical units located to the roof space, these being permitted under application (2015/1204/P) The works are fully described in the enclosed drawings and reports.

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 July 2018 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 which will cause harm to the character or appearance of conservation areas.

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

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Planning, design and
development advice

Building services equipment should:

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

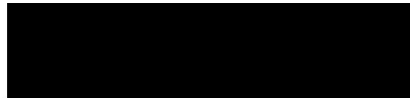
Plant and machinery located on roofs should not be visible from the street, public vantage points or from immediately adjacent buildings.

Conclusion

In accordance with Camden Local Planning Policy, the proposed additional plant is proposed to be located within a discreet location behind existing parapet wall at roof level. The drawings demonstrate that the plant sits below the level of the parapet wall and will therefore not be visible from street level, or from other vantage points. The noise assessment demonstrates that the new plant will sit within the acoustic requirements set out within Local Policy.

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 redacting the signature of the sender.

for and on behalf of Left City Ltd.

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Glasgow
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