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Your Ref: PP-07795117
Our Ref: GB/AJC/13074



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Dear Ms Hazelton

TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED: APPLICATION FOR PLANNING PERMISSION AT ATELIER HOUSE, 29-31 GREVILLE STREET, LONDON, EC1N 8AF

On behalf of our client Store Property Investments Limited, we submit herewith an application for full planning permission at the above site for the following proposed development:

“Erection of rooftop plant and associated works”.

The application has been submitted via the Planning Portal and comprises this letter and the following documents:

- Application Form (including Certificate of Ownership);
- 1820-20A Location Plan;
- S43/01/401-2 rev C Existing and Proposed Roof Plant Layout
- 210 P1 South Elevation as Existing;
- 211 P1 West Elevation as Existing;
- 212 P1 North Elevation as Existing;
- 200 P4 South Elevation as Proposed;
- 201 P4 West Elevation as Proposed;
- 202 P3 North Elevation as Proposed; and
- Noise Assessment prepared by WYG.

Please note that the information submitted with the application meets the criteria of applications for plant set out on the Council's website. The requisite fee of £462.00 has been paid for online via the Planning Portal in addition to the £20.00 Planning Portal administrative fee.

Background Information

The planning application follows pre-application advice provided by yourself on 8 April 2019 relating to the installation of rooftop plant and other potential works at the property (reference 2019/1510/PRE). The pre-application advice noted that the air conditioning units shown on the plan

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submitted appeared to be of a similar size and appearance and would be in the same location as existing rooftop plant; however any new plant should be set back from the roof parapet and kept as low as possible.

The planning application follows the grant of a Certificate of Lawfulness on 5 April 2019 (reference 2019/0731/P) confirming that the use of the fourth and fifth floors of the property to provide aparthotel units instead of 6 x self contained residential units (approved under planning permission 2006/0411/P granted on 24 May 2006) is lawful.

Proposed Development

This application seeks planning permission for the installation of replacement rooftop plant connected to air conditioning units installed inside the aparthotel units. The proposed plant arrangement is shown on plan S43/01/401-2 rev C and comprises replacement condenser units on the roof with associated pipework to be set over the parapet. The proposed plant will replace part of the existing rooftop plant and be housed within acoustic panels to reduce the noise emitted, and will be sited in the vicinity of the existing rooftop plant.

Planning Assessment

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the London Borough of Camden ('the Council') comprises:

- The London Plan (2016)
- Camden Local Plan (2017)
- Site Allocations Plan (2013)

Given the nature of the proposed development the Camden Local Plan is considered to be of most relevance and forms the basis of the planning assessment below.

Design

The pre-application response highlights that the primary design related policy of relevance to the proposals is Policy D1 of the Local Plan which requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. In addition, Policy D2 states the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including Conservation Areas.

It is acknowledged the site is located within the Hatton Garden Conservation Area however it is considered the proposed development will not materially affect the appearance or character of the Conservation Area as the plant will be sympathetically sited on the roof and replace an array of existing plant. The proposed plant has been designed within an acoustic screen which is considered to reduce visual impacts of the plant.

The proposed plant will not be visible from street level, and any limited views of the roof from the surrounding area will be of the acoustic screening and within the context of similar plant on rooftops in the surrounding area. The proposed development is considered to accord with the policies of the Development Plan in respect of design.

Amenity

In respect of the specification of the rooftop plant, Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents, including noise.

As set out within Policy A1, development involving the installation, alteration or replacement of plant, ventilation, extraction or air conditioning equipment, will require a noise, vibration and ventilation assessment to be submitted with a planning application to include the following:

- Existing background noise levels measured over a 24-hour period (including the cumulative noise levels of all existing units)
- Proposed background noise levels (including the cumulative noise levels of all proposed units)
- Any proposed measures to reduce noise, fume emissions and vibration
- The system manufacturers specification of the proposed equipment to be installed, altered or replaced
- Details of the method used to compile the report and examples of the calculations and assumptions made

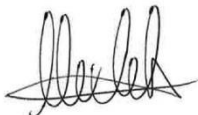
Policy A4 states that *“the external noise level emitted from plant, machinery or equipment shall be lower than the lowest existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises (with all machinery operating together at maximum capacity)”*.

The Noise Impact Assessment prepared by WYG submitted with the application demonstrates that with the proposed acoustic panels the development meets the Council's noise standards and reduces the noise emitted from the plant by at least dBA below the existing background noise levels during the daytime period and in accordance with the guidance presented within BS4142:2014.

In conclusion we consider that the proposed development complies with the relevant policies of the Development Plan such that planning permission should be granted.

We trust that the application includes sufficient information to enable it to be validated and should you require further information or clarification on any matter then please do not hesitate to contact me.

Yours sincerely



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Cc – Store Property Investments Limited