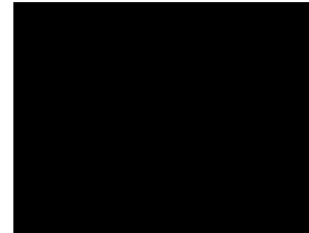


28 May 2019
L190528 SAV Cover Letter



Head of Planning
London Borough of Camden
Planning and Built Environment
5 Pancras Square
London
N1C 4AG



APPLICATION SUBMITTED VIA PLANNING PORTAL REF: PP-07884473

Dear Sir or Madam

**SECTION 63 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE INSTALLATION OF TWO CONDENSER UNITS AT ROOF LEVEL
28-30 LITTLE RUSSELL STREET, WC1A 2HN
WEYBOURNE LIMITED**

Introduction

We write on behalf of our client, Weybourne Limited, to apply for the installation of two condenser units at roof level at 28-30 Little Russell Street.

In accordance with the Town and Country Planning (General Development Procedure) Order 2015 (as amended), the application comprises the following documents:

- This covering letter;
- The completed application forms and certificates;
- Drawing Ref: 'Site Location Plan';
- Drawing Ref: 'Existing Layout and Elevations';
- Drawing Ref: 'Proposed Layout and Elevations';
- Drawing Ref: 'Condenser Drawing';
- Drawing Ref: 'Roof Level'; and
- Condenser Specification Sheet.



The Application Site

The application site comprises part of the roof level of the building at 28 – 30 Little Russell Street.

The building itself comprises six storeys. The area consists of a mix of commercial and residential land uses.

The front of the building faces onto Little Russell Street, whilst the rear elevations of properties on Little Russell Street and Great Russell Street face onto Gilbert Place.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.





Relevant Planning History

The building has benefited from a series of planning permissions relating to the installation of mechanical equipment at roof level. This includes:

- On 9 September 2008, planning permission was granted for the installation of two chiller condenser units at fifth floor level at the rear of the property facing Gilbert Street (Ref: 2008/3000/P) ('**2008 Permission**').
- On 10 March 2011, planning permission was granted installation of 2 condensing units at roof level of commercial building. (Ref 2011/0200P) ('**2011 Permission**').
- On 26 January 2017, planning permission was granted for the removal of no. 1 existing air conditioning unit and erection of no. 3 air condition units to the roof. (Ref 2016/6177/P) ('**2017 Permission**').
- On 19 April 2018, planning permission was granted for the installation of 1 condenser unit at roof level. (Ref: 2018/1044/P) ('**2018 Permission**').

The planning history provides clear evidence of the acceptability of the roof location for the mechanical plant necessary for the ongoing and successful operation of the land uses within the wider building.

The Proposed Development

The proposed development is for the installation of two additional condenser units at roof level.

The proposed location of the new equipment is illustrated on Drawing Ref: Proposed Roof Plan. It is to be installed directly adjacent to the existing equipment to minimise any impacts (either visual or acoustic).

The proposed condenser units will comprise 2 no. Multi V S Heat Pump – Single Phase Outdoor Unit – ARUN050GSL0T with full details provided on 'Condenser Specification Sheet'.

The installation of the condenser units will include associated pipework. The pipework will comprise two, insulated copper pipes for each unit (one measuring 19mm in diameter and the other measuring 12.5mm in diameter). The full specification and location of the proposed is outlined on Drawing Ref: 'Proposed Roof Plan'. They will follow the established routes for existing pipework from the roof level to the lower floors of the building.

The proposed installations will not be visible from ground level. The units are consistent with the previously approved equipment at roof level in terms of scale, operation and location.

The proposed development will not have any unacceptable impacts having regard to the policies of the development plan.

Summary and Conclusion

The proposed development is for the installation of two condenser units at roof level of 28-30 Little Russell Street.

The proposed development is entirely consistent with the planning history for the building and the established use of the roof space for mechanical equipment.

The proposed condenser units are subservient to the existing plant equipment in terms of scale. They have been located to ensure there is no additional impacts over and above the existing position such that there is no conflict with any planning policies in the development plan.



In light of the above, we respectfully request that this application is approved and that planning permission is granted.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Tim Price or Ross Fraser at these offices.

Yours faithfully



Savills (UK) Limited
Planning

Encs.

cc L Matthews Weyborune Limited
 D May TFT