

**90 TOTTENHAM COURT ROAD, LONDON, W1T 4TJ.**  
**PLANNING STATEMENT IN SUPPORT OF APPLICATION TO**  
**ADD PLANT TO ROOF**

**1. Introduction.**

2. The applicant is Central London Commercial Estates Limited, part of the Derwent London Group.
3. The building, of which this application forms part, is on the west side of Tottenham Court Road on the junction with Howland Street. It comprises a ground plus 6 upper storey building in office use with part of the ground floor in A class use.
4. This application relates to the addition of some roof plant.

**5. History.**

6. Planning Permission was granted on 10<sup>th</sup> September 1998 (PS9804492) to install 6 air conditioning condenser units on the first floor roof. On 2 May 2001 no objection was made to the siting and appearance of 6 panel antennae and 2 microwave dishes handrails and ancillary equipment and an external equipment cabin to the rooftop (PSX0104376).

**7. Reason for this application.**

8. As part of a refurbishment of the office space new plant is required on the roof space. The equipment involved is specified in the accompanying acoustic report.

**9. Heritage.**

10. The application site is not listed. It is also not within a conservation area. The Charlotte Street conservation area is to the south of the application site. It is submitted that nothing in the proposed works will have any adverse effect on the conservation area.

**11. Policy.**

12. Paragraph 11 of the NPPF promotes sustainable development. Paragraph 80 makes it clear that decisions should create conditions in which businesses can invest, expand and adapt including replacing poor design with better design.
13. The site is within the area of the Fitzrovia Area Action Plan. Policy F1 specifies that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.
14. Camden local Plan 2017 has Policy A1 which is designed to manage the impact of development. This makes specific reference to the management of noise and vibration to protect standards of amenity.
15. An environmental noise survey and plant noise assessment report prepared by Hann Tucker Associates accompanies this application and demonstrates the low impact of the plant proposed to be installed.

**16. Conclusion.**

**17.** This application is to add additional plant for good reason which will improve the current employment space in an area marked for employment use.

**18. Documentation.**

Accompanying this application are;

The CIL additional q's form

An environmental noise survey and plant noise report

This planning statement

A location plan 00 001 showing the ownership of the applicant

Existing north elevation 01 201

Proposed north elevation 00 201

West and south elevations existing 01 202

West and south elevations proposed 00 202

Existing east elevation 01 200

Proposed east elevation 00 200

Existing roof plan drawing 01 107

Proposed roof plan drawing 00 107