



GERALDEVE

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FAO: Jonathan McClue

5 October 2020

**Our ref: LJW/GBR/KAT/J10337**

**Your ref: PP-09124953**

Dear Sir

**Town and Country Planning Act 1990 (as amended)**  
**Application for Full Planning Permission**  
**101 Camley Street, London NW1 0NF**

We write on behalf of our client, Chalk Farm Development Limited ("the applicant"), to submit a planning application (ref. PP-09124953) at 101 Camley Street ("the site") with permission being sought for:

**"Installation of an additional condenser unit at roof level."**

**Background**

The site has a long, recent planning history which officers are aware of in connection with the residential-led development of the site along with the neighbouring plots at 102 and 103 Camley Street.

Firstly, on 18 March 2015 full planning permission (ref. 2014/4385/P) at the site was granted for the following:

**"Demolition of existing building and redevelopment for a mixed use building ranging from 6 - 13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, the provision of a pedestrian footbridge with disabled access over the Regent's Canal, and associated landscaping and other works relating to the public realm."**

Subsequent to this, a Section 73 application (ref. 2016/6311/P) was granted on 14 July 2017 for the following:

**"Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES include the relocation of affordable housing into southern block; changing the tenure of 4 x Shared Ownership units into Intermediate Rent; rationalisation of core arrangements and access points; internal works to basement including removal of car ramp and introduction of lifts; 11 additional cycle**

**parking spaces; uplift of 908sq.m (GIA) of office (B1a) space and associated internal and external alterations.”**

Most recently, a Section 73 application (ref. 2018/3682/P) was granted on 21 February 2020 for the following:

**“Variation of Condition 2 (approved plans) of planning permission 2014/4385/P dated 18/03/2015 (as varied by 2016/6311/P dated 14/07/2017) for (Demolition of existing building and new building ranging from 6 -13 storeys comprising 2,220sqm employment floorspace (Class B1), 121 residential flats, pedestrian footbridge over the Regent's Canal and associated works) CHANGES INCLUDE external amendments to the approved development - Landscaping works, façade development (spandrels, doors, glazing, canopies, windows), terraces and balconies, edge protection and building services.”**

### **Proposals**

Hutchinson & Partners and the wider design team has been carrying out detailed design work throughout the construction of the building. Following this it is now sought to bring forward proposals for the installation of an additional condenser at roof level. The unit is required as part of the cooling system in one of the risers.

The condenser cannot fit within the existing plant enclosure and so is proposed to sit outside of this in a central position on the roof plan. Though the condenser is not able to fit inside the plant enclosure, its compact size means it will not be visible from street level and is obscured by other services such as the lift overrun and the plant enclosure.

An assessment of the noise emission has been carried out by Sharps Redmore. In summary, the results demonstrate that the level of noise emitted from the new plant to the nearest noise sensitive properties is below the noise limit set at 47dBA. On this basis, the proposed works are considered to be appropriate and will have minimal acoustic and visual impact.

The above is intended as a summary only. Detailed proposals are provided within the accompanying plans and documents.

As the building is now substantially complete a full planning application is submitted for these works rather than a further amendment application.

### **Application Documentation**

In accordance with the London Borough of Camden's requirements, this application is accompanied by the following documents:

- Red line site location plan;
- Existing drawings, prepared by Hutchinson and Partners;
- Proposed drawings, prepared by Hutchinson and Partners;
- Acoustic Note, prepared by Sharps Redmore; and
- Design and Access Statement, prepared by Hutchinson and Partners.

This application is being submitted via planning portal (ref. PP- 09124953) and the requisite application fee of £462 will be paid separately by the applicant.

We trust that this is acceptable and look forward to receiving confirmation that the application has been validated. Should you have any queries, please contact Gary Brook (020 7333 6311) of this office.

Yours sincerely

A handwritten signature in dark ink that reads "Gerald Eve LLP". The signature is written in a cursive, flowing style.

**Gerald Eve LLP**

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Enc. As above