



GERALDEVE

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London
WC1H 8ND

72 Welbeck Street London W1G 0AY
Tel. 020 7493 3338
www.geraldeve.com

For the attention of: Jonathan McClue

24 February 2021

Our ref: LJW/CKE/SMAC/J10346

Your ref: 2018/0663/P

Dear Sir

Town & Country Planning Act 1990 (as amended)
Stephenson House, 75 Hampstead Road, NW1 2PL

Full discharge of planning condition 23 of planning application ref: 2018/0663/P dated 2 July 2018

We write on behalf of our client, *Lazari Properties 2* ('the Applicant'), to submit an application to fully discharge planning condition 23 pursuant to planning permission 2018/0663/P dated 2 July 2018.

Planning permission (ref: 2017/3518/P) was granted on 8 March 2018 for:

"Extensive internal and external refurbishment of Stephenson House to provide a ground plus 7 storey building containing 16,709sqm (GIA) of office (B1) floorspace, 904sqm (GIA) of flexible office/healthcare (B1/D1) floorspace, 857sqm (GIA) of retail (A1) floorspace, 118sqm (GIA) of café (A3) floorspace and 17 residential (C3) units (total 2,296.8sqm GIA), comprising 11 market units (1x1 bed, 6x2 bed, 4x3 bed) and 6 affordable units (3 x2 bed and 3x3 bed). The works include the removal of existing colonnade to Hampstead Road elevation, creation of double height entrance on Hampstead Road, multiple storey extensions and infills to the building, creation of three terraces to the rear, three integral pocket gardens to the Hampstead Road elevation and balconies facing Hampstead Road to all residential units. Addition of PV panels to the roof, 249 commercial cycle parking spaces, 33 residential cycle parking spaces, 4 disabled car parking spaces and associated landscaping and works".

An application for minor material amendments (ref: 2018/0663/P) under Section 73 of the Town and Country Planning Act 1990 (as amended) to planning permission 2017/3518/P was approved on 2 July 2018 for:

"Variation of condition 2 (approved plans) of 2017/3518/P dated 08/03/2018 (for extensive refurbishment of building and extensions to create 16,709sqm office, 904sqm flexible office/healthcare, 857sqm retail, 118sqm café and 17 residential units (including 6 affordable) and associated works (summary)) namely to demolish 60% of the existing primary structure (as opposed to 30%) and to increase the overall height of the building by 450mm."

Planning condition 23 of planning permission ref. 2018/0663/P states:

“Prior to commencement of the any plant equipment, full details (including plans, elevations, manufacturers specification and sections) of the proposed plant equipment and compounds shall be submitted to and approved by the local planning authority prior to that element of work. The details shall include details of the external noise level emitted from plant/machinery/equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA 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. A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained”.

Full details (including plans, elevations, manufacturers specification and sections) of the proposed plant equipment and compounds are included as part of this application submission.

The enclosed Noise Impact Assessment, prepared by 24 Acoustics, and submitted in support of this application includes details of the external noise level emitted from plant/machinery/equipment and mitigation measures as required under condition 23. The details submitted outlines the proposed plant items to be installed on the north and south roof areas, and based on the acoustic calculations, this clearly demonstrates that with the recommended attenuation measures that the proposed plant will achieve the established acoustic criteria at the nearest noise sensitive properties.

Accordingly, we enclose the following information for your approval to fully discharge condition 23:

1. Completed Application Form;
2. Statement by GLP Mechanical and Electrical Consulting Engineers;
3. Roof Plant Noise Impact Assessment, prepared by 24 Acoustics;
4. Mitsubishi Condenser Noise Ratings, prepared by GLP Mechanical and Electrical Consulting Engineers;
5. Commercial Block Roof Level Combined Services Co-ordinated Services Layout (Drawing No. 8555-MALA-PR-RF-DR-X-7104 Rev. P00) prepared by MALA;
6. Residential Block Roof Level Combined Services Co-ordinated Services Layout (Drawing No. 8555-MALA-PR-RF-DR-X-7106 Rev. P00) prepared by MALA;
7. Plant Equipment Mechanical Specification and Technical Data Sheets;
8. Mitsubishi Y Series Single Fan Product Information Sheet; and
9. Mitsubishi AC Condenser Data Sheet.

The application fee of £116 has been paid via the Planning Portal.

We look forward to receiving notice of your receipt and validation of this application. If you have any questions, please do not hesitate to contact Caroline Keane (020 7333 6245) or Shaun MacArthur (020 3486 3723) of this office.

Yours faithfully

Gerald Eve LLP

Gerald Eve LLP

smacarthur@geraldeve.com

Direct tel. +44 (0)20 3486 3723

Encls.