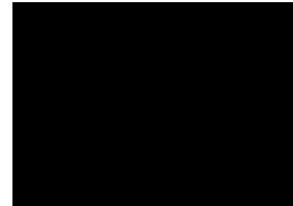


28<sup>th</sup> September 2021

Planning Office  
London Borough of Camden  
5 Pancras Square  
London  
N1C 4AG



Dear Sir/Madam,

**HERBRAND HOUSE, BLOOMSBURY, LONDON, WC1N 1AF**

On behalf of our client, LabTech Investments Limited ('Labs'), please find enclosed a retrospective Full Planning Application for Herbrand House, WC1N 1AF ('the Site').

Labs is currently preparing a full planning application and application for LBC that will facilitate a multimillion-pound restoration programme for the building and enhance the long-term value of the site over the years to come by bringing it up-to-date with contemporary occupier requirements. These 'main applications' will be submitted to the London Borough of Camden ('LB Camden') over coming weeks and the application will be reflective of the proposals that have been discussed with planning and conservation officers over recent months through a formal pre-application process.

The building was previously occupied by McCann Enterprise but has been vacant since March 2020. Our client has recently secured an interim tenant, Thought Machine, who will occupy the building up until the 'main applications' are granted consent.

The retrospective Full Planning Application hereby submitted comprises details for the change to existing plant on the rooftop of the Site. This plant takes the form of two dry air cooler (DAC) units, the continued use of which is necessary to provide heat rejection for the main comfort cooling system to the building.

**Site and Surrounding Context**

The site is a five storey Grade II listed building, located within the Bloomsbury Conservation Area in LB Camden.

Russell Court, a large-scale art-deco 1930's residential block is located to the west of Herbrand House and rises to nine storeys. It is in close proximity to Herbrand House and spans the western and northern sides of the building, within 10m (9.4m at closest). To the south of the site is the Morton Hotel, HSBC bank and Woburn Court, a period mansion block of five storeys.



### The Proposed Development

Full Planning Permission is sought for the following development ('the Proposed Development'):

*'Planning Permission seeking the removal and replacement of 2 no. rooftop dry air cooler units.'*

A detailed overview of the Proposed Development is set out within the accompanying drawings, Acoustic Report, and Design and Access Statement. In short, the Proposed Development has removed two existing DAC units on the rooftop of the Site and replaced this plant with two DAC units of similar physical dimensions which meet the original plant's thermal load. The replacement of the original DAC units has required the removal of the existing acoustic enclosures/screening.

### Planning Assessment

The need for dry air coolers on the Site is paramount to ensure that the operational requirements of the building are met. The original DAC units were inspected by both an air conditioning contractor and the manufacturer, and as a result of severe corroding and leakage, were deemed to be no longer operational and in need of replacement. Due to the age of the original plant units, the unobtainability of available replacement parts and the impossibility to be able to obtain an exact replacement, the replacement that has been carried out on Site represents the optimum solution. The replacement of the plant was needed immediately to bring the building up to the occupational standards necessary for the interim tenant.

Considerations were given during the replacement of the plant to the heritage attributes of the Site and replacement plant was sought out that closely matched both the dimensions of the original plant. The replacement DAC units thereby ensure there is no heritage impact to both the site and the surrounding area. In addition, an acoustician for the project has confirmed that the noise level of the new DAC units do not exceed that of the original, as confirmed in the Acoustic Report. This means that the amenity of neighbouring residential occupiers remains protected.

The replacement plant benefits from a long-life span and available replacement parts, ensuring the future sustainability of the site for the upcoming decades.

For the above reasons, it is therefore considered that the Proposed Development should be fully supported.

### Submission Documents

In addition to this covering letter, the applications are supported by the relevant application forms, a Design and Access Statement, Acoustic Report, as well as the following drawings, prepared by David Miller Architects:

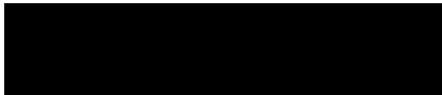
| Site Plan                |           |
|--------------------------|-----------|
| Site Plan                | 011001_P2 |
| Existing Plans           |           |
| Existing Roof Plan       | 020007_P2 |
| Existing South Elevation | 030001_P4 |



|                               |           |
|-------------------------------|-----------|
| Existing West Elevation       | 030002_P4 |
| Existing North Elevation      | 030003_P4 |
| Existing East Elevation       | 030004_P4 |
| <b>Proposed Plans</b>         |           |
| GA Proposed Plans - Roof Plan | 021008_P3 |
| GA Proposed Elevation – South | 031001_P5 |
| GA Proposed Elevation – West  | 031002_P5 |
| GA Proposed Elevation – North | 031003_P5 |
| GA Proposed Elevation – East  | 031004_P5 |

We trust you have sufficient information to progress this application, but should you have any queries then please do not hesitate to contact Marcus Stuart, or Natalie Render of this office.

Yours faithfully,



DP9 Ltd.