



DP4002/CB/NH  
4<sup>th</sup> February 2022

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Dear Mr. Fowler,

**ARTHUR STANLEY HOUSE, 40-50 TOTTENHAM STREET, LONDON, W1T 4RN  
APPLICATION FOR INSTALLATION OF ADDITIONAL SMOKE EXTRACT AT ROOF LEVEL**

On behalf of our client, 1921 Mortimer Investments SARL, ('the Applicant'), we hereby submit a standalone minor application for full planning permission, for the installation of additional rooftop plant in the form of an emergency smoke extract. Following recent updates to fire safety legislation it has become necessary to introduce an additional smoke extract to the stair core, which will only be operational during emergency situations for lifesaving purposes. The installation of this additional plant ensures that the building can meet the necessary fire safety legislation and guidance. In addition, this application seeks approval for the installation of a satellite antenna at roof level, which will be shielded within the consented plant enclosure. This application seeks approval for the following description of development:

*"Installation of additional smoke extract unit and ductwork at roof level, alongside all other necessary works and the installation of a satellite antenna at roof level."*

Alongside this covering letter, please find enclosed the following information in support of this application:

- Application Forms and Ownership Certificates, duly signed and dated;
- Site Location Plan, prepared by AHMM;
- Existing and Proposed drawings, prepared by AHMM;
- Acoustic Note, prepared by Sandy Brown;
- Smoke Extract System Fire Note, prepared by Affinity Fire Engineers.

This application has been submitted online via the Planning Portal, and the Planning Portal reference number is PP-10545079. The requisite application fee has been paid online upon submission.

**Background**

Planning Permission 2017/4306/P was granted by the London Borough of Camden (LBC) on the 30<sup>th</sup> of August 2018 for the following:



*“Refurbishment of the existing eight storey Arthur Stanley House (ground plus seven storeys, with two lower ground floor levels), reconfiguration of the seventh floor and extension at the rear of the building and construction of a four storey plus basement new build element to the rear facing Tottenham Mews to enable a change of use from healthcare (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1)/ healthcare (Class D1) floorspace at ground and first floor levels and 10 residential units (Class C3) (2 x 1 bed (private); 6 x 2 bed (private); 2 x 3 bed (social rented)) and associated landscaping fronting Tottenham Mews.”*

Following this, a Section 73 application for minor material amendments (ref. 2020/1547/P) was granted by LBC on the 8<sup>th</sup> of January 2021, for the following:

*‘Variation of condition 2 (approved plans) of planning permission 2017/4306/P dated 30/08/18 (for refurbishment of the existing eight storey Arthur Stanley House, reconfiguration of the seventh floor and extension at the rear of the building and construction of a four storey plus basement new build element to the rear to enable a change of use from healthcare (Class D1) to a mixed use development comprising office floorspace (Class B1), flexible office (Class B1)/ healthcare (Class D1) and 10 residential units) namely amendments to the lightwell windows at basement level on Tottenham Street and massing of the north and west elevations to the rear of the building’*

As the development has been constructed a number of Non Material Amendment applications have been approved in respect of the development at Arthur Stanley House. The first of which (ref. 2018/5242/P) permitted an alteration to the timing of the submission of landscaping details and was approved on the 2<sup>nd</sup> of November 2018. Following this a separate NMA was approved (ref. 2020/1219/P) on the 9<sup>th</sup> of April 2020, which permitted alterations to internal layouts, alterations to the fenestration of commercial and residential uses, alterations to plant screen and alteration to height of doors on east elevation.

Works on Site in relation to the abovementioned permissions have progressed, and the scheme is substantially complete. As aforementioned, in response to recent updates to the legislation concerning fire safety, it has become necessary to provision an additional smoke extract unit at roof level as proposed by this drop in application.

### **The Application**

As outlined in the prepared drawings prepared by AHMM and submitted in support of this application, the additional smoke extract unit and associated ductwork is located at roof level. Many different design solutions were explored for these works and it has been concluded that the currently proposed arrangement performs best from a fire safety perspective, alongside balancing design and townscape impacts. The proposed smoke extract unit has been accommodated and positioned within the other elements of plant at roof level and sits comfortably within the roofscape. The hit and miss brick plant screen, previously approved under Condition 4a (application ref. 2021/0521/P) is proposed to be extended around the additional area of plant proposed by way of this application. A resubmission of details can be made under Condition 4a to reflect this.

As outlined within the note prepared by Affinity Fire Engineers, the equipment proposed by way of this application is critical to ensuring the completed development can comply with all necessary legislation in respect



of fire safety. We are advised that without this life safety emergency smoke extract equipment London Fire Brigade and Building Control sign offs in respect of fire safety cannot be attained and the building would not be capable of being occupied.

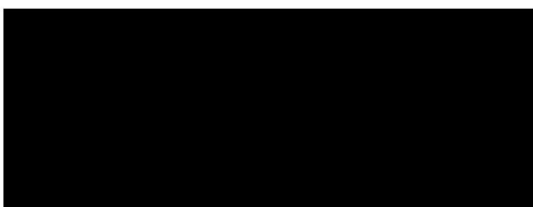
As outlined in the Acoustic Note prepared by Sandy Brown, the plant equipment would be utilised only in emergencies, and for testing at 6-monthly intervals and only for a very short duration. As such the acoustic performance of the equipment is considered acceptable. The report prepared by Sandy Brown outlines the plant noise limits when measures 1 meter from the most sensitive receptor, which in this instance is 37 Tottenham Street. It also outlines that emergency plant is permitted to exceed these levels by 20dB, and that with the appropriate attenuation, the noise emitted from the plant proposed by way of this application is at an acceptable level and contained within these thresholds.

The application also seeks approval for the installation of a satellite antenna serving the televisions for the residential component of the scheme. Condition 5 of planning permission 2020/1547/P restricts the installation of such structures under GPDO, hence this application seeks express consent for its erection. The proposed antenna be contained within the plant screen and its maximum height is lower than the plant screen, so will not be visible. The satellite equipment will service the residential component of the scheme and will provision:

- A "standard" Sky dish – typically 80cm diameter
- DVB-T antenna
- FM/DAB antenna

We trust the above information is sufficient for the application to be validated. Should you have any queries or require any further information in respect of the above, please contact Nathan Hall or Chris Beard of this office; otherwise we look forward to confirmation of receipt of the enclosed information at your earliest convenience.

Yours sincerely,



**DP9 Ltd**