



# GERALDEVE

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London Borough of Camden  
Planning and Borough Development  
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**FAO: Laura Dorbeck**

4 April 2022

**Our ref: LOL/NFD/SNE/AJA/U0017937**

**Your ref: PP-11069355**

Dear Sir/Madam,

**40 Bernard Street, London, WC1N 1LE  
Application for Full Planning Permission**

We have been instructed on behalf of our client, University College London, to submit an application for planning permission in respect of the installation of new condenser units and the associated ductwork to the 2<sup>nd</sup> and 5<sup>th</sup> floor roof levels of 40 Bernard Street, London, WC1N 1LE. Planning permission is sought for the following:

**“Installation of condenser units, louvres and associated ductwork on the 2<sup>nd</sup> and 5<sup>th</sup> floor roof levels of 40 Bernard Street”**

**Site and Surroundings**

The Site is located on Bernard Street, with Herbrand Street to the West, Coram Street to the North and Marchmont Street to the East. The building is not statutory listed or within a conservation area, although it is located adjacent to the Bloomsbury Conservation Area.

**Background**

From a review of the Council’s online planning register, we have provided a summary of the relevant planning applications relating to the Site.

On 21 January 2022, an application for planning permission (2021/5595/P) was granted for the following proposal:

“Temporary change of use of the second (part), third and fourth floors from Office (Class E) to Education (Class F1) for the University College London until 30 June 2027.”

On 26 July 2021, an application for planning permission (2021/3013/P) was submitted for the following proposal:

“Erection of new sixth floor level with terrace to provide Class E office floorspace with provision of relocated plant enclosure and PV panels above; external alterations to existing fifth floor and cycle parking provision at basement level.”

Currently, the application is still awaiting formal determination.

On, 4 May 2012, an application for planning permission (2012/1264/P) was granted for the following proposal:

“Variation of condition 5 (construction in accordance with approved plans) of planning permission dated 09/09/11 (2011/3351/P) for alterations to fifth floor level including installation of two air conditioning units in existing plant enclosure, replacement of single glazed windows/doors with double glazed windows/doors, replacement of metal railings with glazed panels on south elevation with frameless glass balustrade and stainless steel handrail, installation of new stairs to terrace, handrails and retractable awnings to east and west elevations, replacement of part of roof covering with new insulated felt, removal of existing rooflights, and installation of infill rendered panels to office building (Class B1), namely alterations to the Herbrand Street elevation to insert louvred doors at ground floor level.

On, 21 December 2007, an application for planning permission (2007/5164/P) was granted for the following proposal:

“Extension at fifth floor level to the south, east and west, partially over the existing balconies of office together with installation of plant (4 units in total - 2x air handling units + 2x condensers) on internal balconies at 5th floor level.”

On 19 September 2007, an application for planning permission (2007/2929/P) was granted for the following proposal:

“Installation of 10 ventilation grilles in windows of the internal courtyard facade at third floor level and 1 ventilation grille at mezzanine floor level in wall adjacent to loading bay area. Installation of 4 air conditioning units in two enclosures (two units per enclosure) on fifth floor level flat roof.”

On 12 October 2006, an application for planning permission (2006/2281/P) was granted for the following proposal:

“Installation of two external air conditioning condensers on an external walkway at 5th floor level of a building in office (Class B1a) use.”

On 11 October 2004, an application for planning permission (2004/3443/P) was granted for the following proposal:

“The retention of two air conditioning chiller units installed on the roof of a building in office use.”

On 05 February 2002, an application for planning permission (PSX0105382) was granted for the following proposal:

“Retention of 3 condenser units in service yard, as shown on drawing number: 0048(P01) + technical specification.”

On 03 September 1998, an application for planning permission (PS9804621) was granted for the following proposal:

“Installation of air conditioning condensers externally mounted and insertion of grille to external facade, (as shown on drawing nos. RUSS/STA/001 & 003; STA/RUSS/002 & 004) “

On 5 July 1990, an application for planning permission (9000116P) was approved for the following proposal:

“Change of use of fifth floor of building from residential to office use as shown on drawing number McA/AR/E/999/2001 and location plan McA/AR/E/999/2002.”

As set out above, although historical submission files aren't available, the planning history clearly demonstrate an extensive history for approved plant equipment within the internal courtyard of the Site.

## **Proposals**

The works proposed include the replacement of part of the plant equipment within the internal courtyard and fifth-floor roof levels which will provide ventilation for UCL's educational facilities on the second and fourth floors of the building. The UCL use has recently been granted permission for a temporary period to 30 June 2027.

The proposals include the installation of new condenser units and the associated ductwork and louvres within the internal courtyard and fifth-floor roof level of 40 Bernard Street, to manage the heating and cooling of the second and fourth floors of the building. The proposed plant is of the highest specification and uses the highest efficiency heat recovery system available and would deliver the highest levels of comfort, both thermally and acoustically. These floors have been mechanically heated and cooled previously, and the new equipment will replace the previous plant equipment which served them.

The proposals are set out in more detail within the submitted drawings which have been prepared by Twelve Architects.

## **Local Development Framework**

The London Borough of Camden's Local Development Framework comprises of the following planning policy documents: the London Plan (2021) and the Camden Local Plan (2017).

Camden adopted a suite of updated Camden Planning Guidance documents on 25 January 2021. The National Planning Policy Framework (2021) will also be a material consideration.

## **Planning Assessment**

### Design

Local Plan Policy D1 seeks to ensure development respects local context and character, preserves or enhances the historic environment and heritage assets, is of sustainable and durable construction and is adaptable to different activities and land uses and comprises details and materials that are of high quality and complement the local character.

Local Plan Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings.

Paragraph 7.13 of the Local Plan states that building services equipment, such as air cooling, heating, ventilation, and extraction systems, lift and mechanical equipment, as well as fire escapes, ancillary plant and ducting should be contained within the envelope of a building or be located in a visually inconspicuous position.

The condensers, louvres and associated ductwork will be located within the internal courtyard to ensure they are not visible from street-level. The associated ductwork will be partially visible from street level and would be read in line with existing equipment.

The impact of the proposed works will be limited as the proposed external works have been designed to ensure the external appearance of the building is altered as little as possible with all changes occurring in the central courtyard. Therefore, it is considered that the proposals comply with Local Plan Policy in respect of design and heritage.

#### Amenity

Through Local Plan Policy A4, Camden seeks to ensure that noise and vibration is controlled and managed.

A Noise Report prepared by Buro Happold assesses the proposed use of the plant at the site. The prevailing daytime and night-time background noise levels have been measured and used to set noise limits for the proposed plant. The Noise Impact Assessment concludes the proposed development is considered suitable in terms of noise, and acoustic concerns are not considered to represent any barrier to development. As the noise breakout assessment identifies that suitable noise levels can be achieved at nearby residential properties without further attenuation measures, therefore the proposals have been demonstrated to comply with Policy A4 of Camden's Local Plan.

#### Overheating

Camden's Local Plan states that each proposal must demonstrate how the London Plan's cooling hierarchy (Policy SI 4) has been considered and demonstrates a clear need for the chosen option.

Active cooling has historically existed within the building at second and fourth floor levels and the proposals seek to retain the active cooling through more efficient measures. An extensive planning history is demonstrated for the existing plant equipment located within the internal courtyard at the Site. In addition, it is understood that the plant which is to be replaced as part of these proposals has been installed for at least four years. Therefore, it would now be considered lawful development, should it not benefit from a specific planning permission.

The new condenser units are more economically efficient and will be replacing existing units which provide active cooling to these levels, and which have become redundant, or not suitably efficient. Therefore, the proposal will not be increasing the level of active cooling in the building and instead will just be replacing the existing active cooling for these floors.

Therefore, this is seen to not increase the level of active cooling within the building and complies with Policy S I4.

#### **Application Documentation**

As part of the submission of the application on the Planning Portal, we enclose the following documents:

- Application forms and notices;
- Cover Letter (this document), prepared by Gerald Eve;
- Site Location Plan, prepared by Twelve Architects;
- Existing and proposed plans, sections and elevations, prepared by Twelve Architects;
- Technical specifications for the proposed roof plant, prepared by Mitsubishi Electric Corporation;
- Noise Report, prepared by Buro Happold; and
- CIL forms.

The application fee of **£462** (+ Planning Portal admin fee) has been paid concurrent to the submission of this application.

In the meantime, should you have any questions, please do not hesitate to contact Sam Neal or Andrew Jackson of this office.

Yours faithfully,



**Gerald Eve LLP**