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Planning Department
Camden Council
5 Pancras Square
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FAO: Jonathan McClue

4 October 2022

Our ref: NJB/SAWE/KAT/U0015166

Your ref: 2022/2565/P

Dear Jonathan,

Land to the west of Royal Mail Sorting Office bounded by Phoenix Place, Mount Pleasant, Gough Street & Calthorpe Street, Camden WC1

Submission of Approval of Details Reserved by Conditions 28 pursuant to planning permission Ref. 2013/3807/P

We write on behalf of our client, McAleer & Rushey to formally discharge Conditions planning permission reference 2013/3807/P (as amended by 2018/1054/P, 2019/1931/P, 2019/3364/P, 2020/3333/P and 2021/3338/P), dated 30 March 2015 at the above site.

There are two relevant conditions relating to the mechanical plant noise emanating from the development:

Under approved permission 2013/3807/P, condition 28 states:

“Prior to the installation of any plant and ventilation equipment hereby approved, full details of a scheme for acoustic isolation and anti-vibration measure, including manufacturers specifications, noise levels and attenuation, shall be submitted to and approved by the Local Planning Authority in writing. Installation shall not precede other than in complete accordance with such scheme as has been approved. All such measures shall be retained and maintained in accordance with the manufacturers’ recommendations”.

Condition 45 states:

“Noise levels at a point 1 metre external to sensitive façades shall be at least 5dB(A) less than the existing background measurement (LA90), expressing in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps) then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).”

We seek to withdraw application 2022/2565/P for a non-material amendment to these condition, and to seek approval of details for Condition 28.

An environmental noise survey was carried out on site by Cass Allen Associates Ltd in October 2017 and Adnitt Acoustics in April/May 2021 to establish the environmental noise climate. A subsequent report has been

produced by Adnitt Acoustics, dated 25th May 2022 to assess the noise emissions from the proposed smoke extract fans located on the roof of Phase 2.

The report confirms that the predicted noise levels from the fans operating in day-to-day mode should comply with the requirements of the local planning authority without the need for any further mitigation measures. Therefore Condition 45 can be complied with through the proposed equipment.

Application Documentation

In accordance with the validation requirements of Council, we enclose the following documentation to discharge this condition:

- i. This covering letter, prepared by Gerald Eve LLP; and
- ii. Mechanical Plant Noise Assessment, prepared by Adnitt Acoustics dated 25 May 2022 (previously submitted).

The requisite application fee of £234.00 plus a £32.20 Planning Portal fee was paid online concurrent to the submission of application 2022/2513/P which this application replaces, as agreed with the case officer by email dated 4th October 2022.

We trust that we have provided all the material required for the purposes of approval of this application shortly. In the meantime, should you have any queries regarding this application please contact Samantha Wells (0203 486 3794) or Kathryn Tyne (0203 486 3735) of this office.

Yours faithfully



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