

SPRATLEY & PARTNERS  
7 CENTENARY BUSINESS PARK  
STATION ROAD  
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**21.897 – 128 ALBERT STREET**

1<sup>ST</sup> FLOOR OFFICE.

PLANNING STATEMENT  
REPLACEMENT MECHANICAL PLANT

DECEMBER 2022

S P R A T L E Y  
& P A R T N E R S

**RETROSPECTIVE PLANNING APPLICATION FOR REPLACEMENT OF THE  
REQUIRED 1<sup>ST</sup> FLOOR OFFICE MECHANICAL PLANT LOCATED ON THE  
EXISTING ROOF TERRACE.**

Site address.  
128 Albert Street, Camden, NW1 7NE

Client.  
Threadneedle Pensions Ltd.

**1. Introduction.**

Please find enclosed a full retrospective planning application for the installation of replacement building services plant on the roof terrace of 128 Albert Street.

This application comprises the following documents:

- Completed application form, Certificate B and Agricultural Declaration.
- CIL – Planning Application Additional Information Requirement Form.
- Site Location Plan.
- Existing 1<sup>st</sup> Floor Plan. (Previous Installation)
- Proposed 1<sup>st</sup> Floor Plan. (Now Installed)
- Environmental Noise Survey and Residential Noise Impact Assessment.

128 Albert Street is a mixed-use property. The ground floor includes a Shop, Pub and Gym. The 1<sup>st</sup> floor is office space, and the upper floors are residential.

The services plant that has been replaced relates only to the 1<sup>st</sup> floor office.

**2. Background.**

The 1<sup>st</sup> floor office space of 128 Albert Street was refurbished during the summer of 2022.

Prior to this refurbishment, a planning approval was granted for; Replacement windows, rooflights and render on the façade of building on Parkway and Albert Street elevations, refurbishment of existing first floor rear roof terrace and addition of pergola with planting and associated works.

Application number: 2021/2957/P

Replacement of the building services plant was not required at the time or included in the application approved.

During the office refurbishment the scope of works required to repair the building services associated with the Office Heating and Cooling became apparent.

### **3. Acoustics.**

An Environmental Noise Survey and Residential Noise Impact Assessment Report has been undertaken by Hann Tucker Associates to assess the acoustic impact of the installation against the previous installation it replaced.

In Summary, the report concludes that the change in noise levels created by the new plant being switched on was only 1dB which is generally considered to be imperceivable to the average person. It is thought that the minimal increase in noise level was due to the significant existing background noise.

### **4. Summary.**

We trust you have all the necessary information required to validate and determine the application.

Given the minimal impact of the replacement plant, no acoustic mitigation measures are proposed at this stage, we hope the information provided satisfies all concerns and that a retrospective planning approval can be determined.