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Camden Council Planning
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LH 230203

**HOLBORN TOWN HALL, 193-197 HOLBORN HALL, LONDON, WC1V 7BD: LISTED BUILDING
CONSENT APPLICATION - RELATING TO INSTALLATION AND RECONFIGURATION OF
CONDENSER UNITS**

1. This covering letter and brief Heritage Statement is associated with an application seeking consent at Holborn Town Hall, 193-197 Holborn Hall, London, WC1V 7BD: for: x 2 Additional condenser units and the reconfiguration of the 12 units approved: 2nd Nov. 2022, ref: 2022/0676/P.
2. Prior to this Planning Permission (PP) and LBC were granted recently 18th March 2022 under reference (2022/0571/L) for internal works. LBC was then granted for further amendments the Electrical and Mechanical Equipment in 18th Aug. 2022, under reference (2022/1674/L). This document should be read alongside these associated LBC and PP applications which contain further detail on the associated external plant systems across the building on which the proposed reconfiguration of condenser units is based.
3. The proposed development follows on from these recently approved listed building consent application with minor amendments to the volume and arrangement of roof level plant.
4. It is proposed that an array of 14-no. Daikin air-conditioning condensers are to be installed at roof level. The array includes 8-no. REYQ8U units, 2-no. REYQ10U units, and 4-no. REYQ12U units. The condensers are to be positioned in an 'L' shape surrounding the central lift riser of the Town Hall. The manufacturer's data detailed in the acoustic report table-5 together with the noise data.
5. The application is accompanied by the following documents:
 - Site Location Plan
 - Roof Plan showing plant locations and other works (3222/M/05 P8)
 - Plant Noise Assessment
 - Heritage Statement (within this letter and Appendix).
6. Further details are provided within application ref 2022/0676/P; *External alterations to the Grade II listed building to allow for the replacement of gas boiler system and radiators with a Variable Refrigerant Flow (VRF) system for heating and cooling, including installation of 12x condensing units and new pipework to the roof, roof alterations to create plant screening, installation of new vents to Ground and First Floor. The proposed development follows on from works incorporated*

into a live listed building consent application focused on internal works (including VRF works), under Camden Reference 2022/0571/L.

Heritage Statement

7. Attached as an appendix to this letter is an assessment of the history, development and significance of Holborn Town Hall, along with an overview of the relevant policies relating to the historic environment. This is submitted alongside the following brief summary impact assessment, in order to meet the requirements of paragraph 194 of the National Planning Policy Framework.
8. The proposed works are a minimal change from the arrangement approved when Planning Permission and Listed Building Consent were recently granted. The currently proposed change to the provision of plant follows an established and implementable scheme, whereby Camden Council made the recent decision that works of the type proposed are acceptable in principle.
9. The roof of Holborn Town Hall has been subject to considerable alteration over time, through vertical extension, alterations to parapets and roof finishes, and with the addition of railings, stairs, lift overruns and other features. The roof as a whole is screened (beyond the front slope) from High Holborn, and is also well screened from the public realm to the rear by virtue of the fact that it is largely landlocked, without immediate boundaries to streets. The majority of roofs also have high parapets, screening views of the roof itself from most surrounding buildings.
10. The currently proposed works are not dissimilar to different to those recently consented, and focused largely around the existing lift overrun, and would add x2 additional units to the southeast of roof. The new condensing units would be appropriately located within the arrangement and the would not appear as incongruous. The immediate area around the overrun is extremely well screened, sitting at a considerably lower level than the main roof of the Hall, and behind other large parapets. The new acoustic screen would similarly read as a discreet feature and would be barely apparent. Pipework from these units would run in a discreet manner, either across modern roofs (as are found to the south on a part of the building that has been extended relatively recently), or behind existing parapets. As with the previous schemes, the units would remain invisible from all surroundings, unless one was on the roof itself, which is experienced in the context of modern plant and pipework.
11. No harm to significance would arise from the change, the appearance of this portion of the roof would appear broadly the same. This remains the case as per the 2019 scheme and the recent Nov. 2022 approval.

Other issues

12. You should note the conclusion of the Noise Assessment Report submitted that “the rating level of new building services plant noise are compliant with the rating level limits” in relation to the nearest sensitive receivers of noise, and accordingly, that the scheme is compliant with Camden’s Planning Policies in relation to noise.

Yours sincerely,



Laurie Handcock
DIRECTOR
