

Planning Department
Westminster City Council
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

23 May 2021

Our Ref: 20/5773

Dear Sir/Madam

Application for Full Planning Permission to locate new items of plant to the rear of the proposed development at 36 James Street, Marylebone, W1U 1ES

We are pleased to enclose on behalf of our client, James St Patisserie Limited, an application for full planning permission for the installation of an Air Conditioning Plant unit and acoustic enclosure on the rear ground floor roof at 36 James Street, Marylebone, W1U 1ES.

The new items of plant include a 2m width, 1.59m height Air Conditioning Unit, enclosed within an Acoustic Enclosure. Air intake and discharge will occur through two separate bird beaks, also located on the rear ground floor roof. The vent at the front of the shop will also be moved from left to right.

As part of this application, we enclose:

- Completed planning application form;
- Location and Block Plans;
- Existing Plans 1:50;
- Existing Street and Rear Elevations 1:50;
- Proposed Flat Roof Plan and Section 1:50;
- Proposed Elevations Plan 1:50; and
- Plant Noise Assessment.

Site Description

The application site comprises the ground floor of a of an unlisted five-storey building located on James Street, close to the corner of Picton Place. The unit is located within the Stratford Place Conservation Area and the Core Central Activities Zone. It

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Niall Hanrahan | Phil Marsden | Charlotte Perry | Charlotte Hunter

is described in the Stratford Place Conservation area audit (2008) as an 'Unlisted Building of Merit'. The surrounding area is commercial in nature, with a mix of restaurant, café and retail uses.

The Proposals

The introduction of an AC Condenser stored within an Acoustic Enclosure on the flat roof of the rear ground floor of 36 James Street is proposed. As presented in the plans below, the new plant will measure 2m in width and approximately 1.59m in height, not including the parapet. The vent at the front of the building will also be moved from the bottom left, to the bottom right.

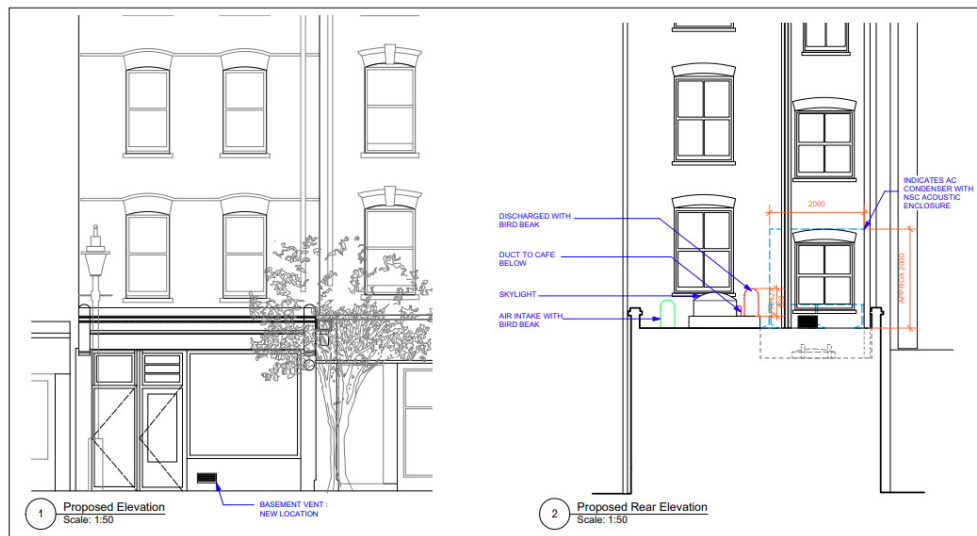


Figure 1: Proposed rear and front elevations

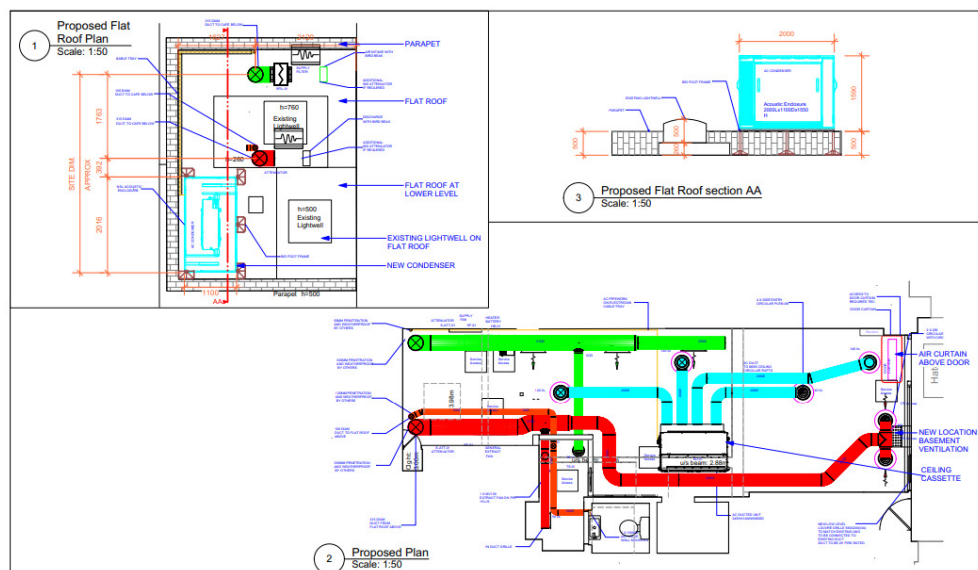


Figure 2: Proposed flat roof plan and section.

Planning Justification

In the Westminster City Plan 2019-2040, Policy 40, Townscape and Architecture, states that small-scale alterations such as air conditioning units should always be carefully designed, sited, and detailed or screened where appropriate. The proposals ensure that the new unit does not create an eyesore by keeping a subtle design. Furthermore, as the unit is at the rear of the property, it is not in public view and will therefore not impact on the townscape.

A Plant Noise Assessment has also been carried out by RBA Acoustics, attached to this application. This assessment was carried out to measure the prevailing noise conditions at the site and to determine the atmospheric noise emissions in accordance with the City of Westminster's requirements. The results show that atmospheric noise emissions from the plant are within the criteria by the City of Westminster providing suitable mitigation measures are employed, and therefore the proposed plant installations should be considered acceptable.

We trust that the information provided is sufficient for the approval of this application and we look forward to receiving confirmation of the validation of the application in due course. If in the meantime you have any queries, please do not hesitate to contact me.

Yours sincerely,

Lewis Wrench

Assistant Planner

Planning Potential

London

Enc.