

February 2022

Development Planning  
City of Westminster  
PO Box 732  
Redhill  
RH1 9FL

Dear Sir/Madam,

## **Application at Bond Street House, 14 Clifford Street, W1S 4JU**

We enclose a formal application for the installation of new air handling equipment at both roof level and 2<sup>nd</sup> floor level of Bond Street House on Clifford Street. The application is accompanied with the following supporting information:

- Application Form
- Site location and block plans
- Existing and proposed drawings
- Plant Noise Impact Assessment
- CIL Form 1

The application fee of £462 has been paid via the Planning Portal.

### **Site**

Bond Street House occupies a plot on the corner of Clifford Street and New Bond Street. The 6-storey building comprises retail at ground floor with back of house spaces at basement level and office accommodation on the upper floors 1-5. The entrance to the office accommodation is via number 14 Clifford Street.

Bond Street House itself is not listed but makes a positive contribution to the character and appearance of the Mayfair Conservation Area.

### **Proposals**

The new air handling equipment is proposed as part of ongoing internal refurbishment works to the office accommodation. The equipment is an essential component in ensuring the upper floors of the building are capable of providing high quality office space. The applicant seeks to position the new air handling equipment in the most discreet and practical locations possible, given the context of the surrounding area.

The new air handling equipment to be installed comprises of 2no. new condensers, and the replacement of 1no. existing condenser.

Within the centre of the building is a semi enclosed courtyard, enclosed on three sides by the building itself and flanked to the North East by 2 Cork Street. Within the courtyard at present exists a large glazed rooflight covering the ground floor office reception area below and a section of flat roof. This area of flat roof is currently utilised as an external plant space for the

retail units operating at ground floor level and office accommodation occupying the upper floors. The courtyard is accessed from within the building via a hinged rooflight.

Further plant equipment is already installed in two areas on the main roof of the building predominantly serving the office accommodation on the upper floors of the building. This equipment is not visible from street level.

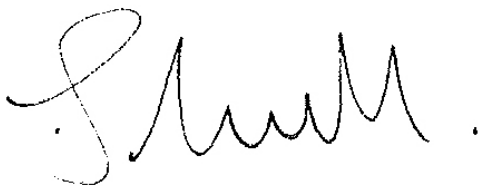
The applicant intends to position the new air handling equipment alongside the existing plant equipment at 2F level within the courtyard and on the main roof. Furthermore, the applicant seeks to replace one of the existing condensers on the main roof with a new, more efficient unit. The equipment has been positioned in the most visually unobtrusive locations available. These locations are not visible from the street and so the impact on the appearance and character of the Conservation Area shall be minimised as far as is possible.

The application is also accompanied with a Plant Noise Impact Assessment. The Assessment demonstrates the additional equipment will operate in accordance with the requirements of the Council's Environmental Health Department.

In conclusion, we believe the additional plant equipment is in accordance with Westminster's current planning policies given the unobtrusive location proposed for the equipment and demonstration that the equipment will operate within the parameters of the council's noise thresholds.

Should a site visit be considered necessary, we will be happy to make arrangements for the building to be visited in a safe manner.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'S. Martland', with a period at the end.

Simon Martland