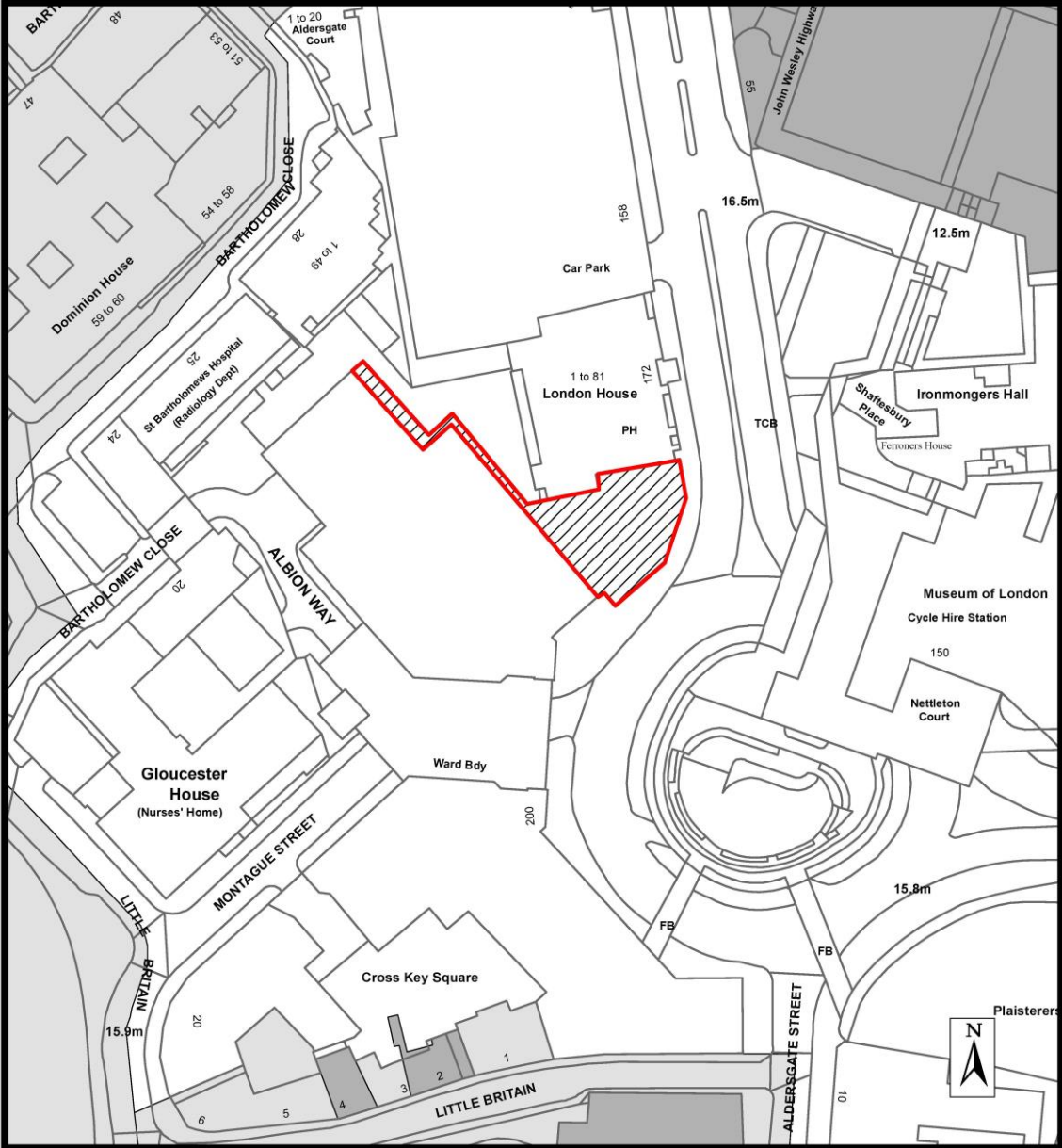


Committee:	Date:
Planning and Transportation	17 July 2014
Subject: Unit 3 200 Aldersgate Street London EC1A 4HD Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.	
Ward: Aldersgate	Public For Decision
Registered No: 14/00291/FULL	Registered on: 29 May 2014
Conservation Area: NO	Listed Building: No
<p><u>Summary</u></p> <p>The application relates to Unit 3 within 200 Aldersgate Street. Planning permission is sought for the installation of extract louvres to the building elevations and installation of condenser units within the rear courtyard area, in order to facilitate the first use of Unit 3 as a restaurant in accordance with permission granted in 2006.</p> <p>Two extract louvres would be installed within the Aldersgate facade and two intake louvres would be installed to the rear courtyard elevation. The finish and proportions of the louvres match the existing cladding on the building and as such they are considered acceptable in design terms. The louvres would be connected to an internal ventilation and comfort heating and cooling system and would incorporate odour control measures.</p> <p>A bank of freestanding, screened and noise attenuated condenser units would be installed within the rear courtyard area. The plant enclosure would not be visible from surrounding streets and would not detract from the appearance of the building.</p> <p>21 objections have been received primarily from London House residents, raising concerns in respect of noise, odour and visual impact. The installation has been designed having regard to the proximity of neighbouring residential property. In order to alleviate concerns and ensure a satisfactory standard of development that would be visually acceptable and would not unreasonably compromise residential amenity, conditions would be imposed in respect of noise and fume emissions and plant maintenance.</p> <p>Recommendation</p> <p>I recommend that: Planning permission be granted for the development referred to above in accordance with the details set out on the attached schedule.</p>	

Site Location Plan



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office © Crown copyright 2004. All rights reserved. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Corporation of London 100023243 2004.

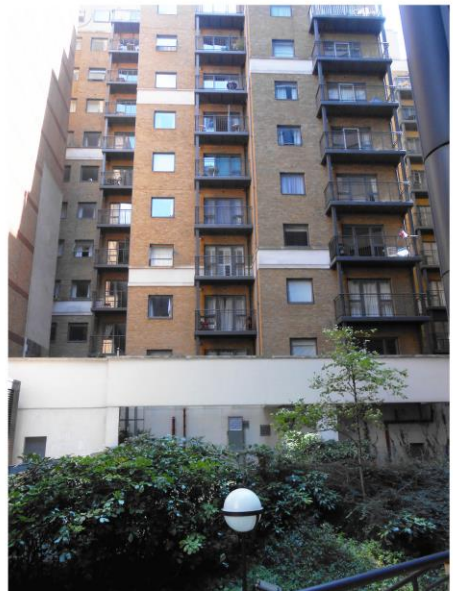
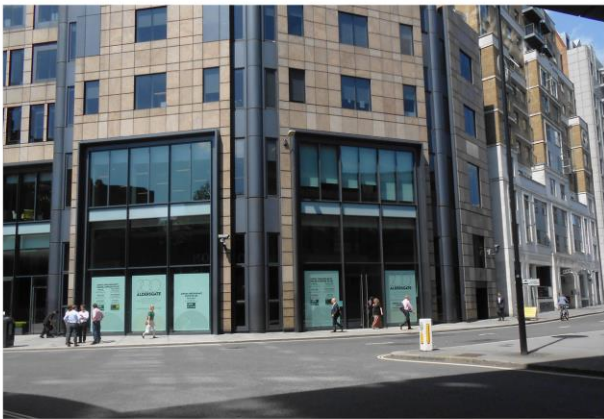
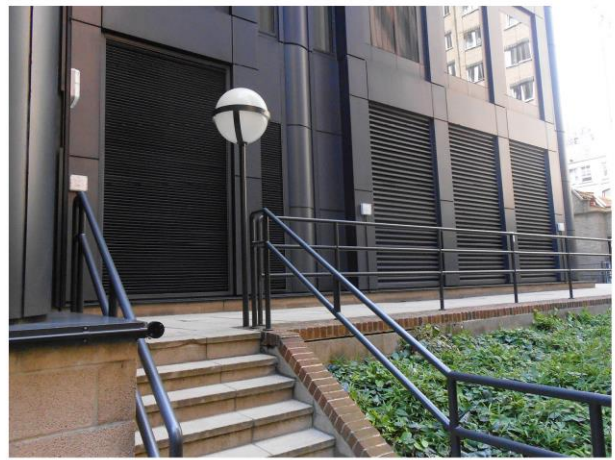
ADDRESS:
Unit 3, 200 Aldersgate

CASE No.
14/00291/FULL

-  **SITE LOCATION**
-  **LISTED BUILDINGS**
-  **CONSERVATION AREA BOUNDARY**



DEPARTMENT OF THE BUILT ENVIRONMENT



Case No. 14/00291/FULL
Unit 3, 200 Aldersgate Street

Site

1. The application relates to a vacant ground floor unit with frontage to 200 Aldersgate Street. The unit benefits from a flexible A1/A3 planning use.
2. The upper floors of the building are in B1 office use. The ground floor to the West is occupied by D1 (Leisure) and B1 (a) (office) Uses.
3. The unit has a single door which opens onto a partially enclosed private courtyard area with pedestrian only access and an area of formal landscaping. The courtyard is an irregular shape and provides an emergency access route.
4. London House, a residential block of 81 dwellings, with ground floor A4 (bar) use, lies to the North East with a balconied rear elevation overlooking the courtyard area and the return wing of 200 Aldersgate which lies to the West.
5. Aldersgate Street NCP car park, abuts London House and wraps around the rear of the courtyard. Office premises rise above the lower car park levels.
6. Nos. 1-49 Bartholomew Close, a detached residential block lies directly to the North.
7. The building is not listed and the site is not within a conservation area.

Proposal

8. Planning permission is sought for the installation of a bank of condensers to the rear of the building and the insertion of grilles into the front and rear elevations in order to facilitate a 'ventilation and comfort heating and cooling system'.
9. The condensers would be sited adjacent to the East elevation of the rear wing within the enclosed service area and would face the rear of London House. The plant would be contained within 3 linked noise attenuators that would result in a linked unit 10m long x 3m high x 1.5m deep, formed from steel cladding panels, factory colour finished dark grey to match the building fenestration metalwork.
10. On the Aldersgate elevation, powder coated steel extract louvres would be located at high level within the ground floor in lieu of fenestration panels. At the rear of the building powder coated steel fresh air intake louvres would be inserted in the elevation between existing air intake louvres and the rear exit doorhead, in lieu of fenestration panels. The louvres would connect via internal ductwork to air handling plant which would incorporate an extract fan, electrostatic precipitators, ultra-violet odour control equipment and carbon filtration. Attenuation would be provided within the ductwork system.
11. A bicycle rack system shown on the existing drawings, would be relocated directly to the North of the condensers. There would be no loss of cycle space provision and access would not be compromised.

Consultations

12. The application has been advertised on site and in the press. In addition the residents of numbers 1-81 London House and numbers 1-49 Bartholomew Close, have been notified of the proposal. 21 letters of objection have been received, primarily from occupants within London House. The objectors are concerned that the proposals are unsightly and would result in excessive noise and fume emissions, detrimental to the amenity of residents.

Policies

13. The development plan consists of the London Plan 2011, the saved policies of the Unitary Development Plan (UDP) 2002 and the Core Strategy 2011. The London Plan, UDP and Core Strategy policies that are most relevant to the consideration of this case are set out in Appendix A to this report.
14. The Local Plan was published in December 2013 and is expected to be adopted in late 2014 or early 2015. The Local Plan has been subject to public consultation on changes to the Core Strategy. Comments received have been considered and amendments to policy have been approved by the Court of Common Council.
15. Although the Local Plan does not carry the full weight of an adopted plan, it is considered that the plan should carry significant weight as it has completed the final stage of pre-submission consultation and has been submitted for final examination. In accordance with the NPPF and Local Plan Regulations, the Plan has been considered by the Court of Common Council as sound planning policy for submission to the Secretary of State.
16. There is relevant City of London and GLA supplementary planning guidance in respect of Sustainable Design and Construction.
17. Government Guidance is contained in the National Planning Policy Framework (NPPF) 2012.

Considerations

18. The Corporation, in determining the planning application has the following main statutory duties to perform:-

to have regard to the provisions of the development plan, so far as material to the application and to any other material considerations. (Section 70 Town & Country Planning Act 1990);

to determine the application in accordance with the development plan unless other material considerations indicate otherwise. (Section 38(6) of the Planning and Compulsory Purchase Act 2004).
19. The principal issues in considering this application are:

The extent to which the proposals comply with Government policy advice (NPPF) and the relevant policies of the London Plan, Core Strategy and the saved policies of the Unitary Development Plan.

The impact of the proposal on the appearance of the building, nearby spaces and on the amenity of adjoining residents and occupiers.

Installation of Plant and Ventilation Equipment

20. The NPPF notes that “Local planning authorities should approach decision-taking in a positive way...and look for solutions rather than problems, decision-takers at every level should seek to approve applications for sustainable development where possible”.
21. Paragraph 10.86 of the UDP acknowledges that building services or “plant” are installations necessary for the functioning of a building. Policy ENV28 seeks to ensure that building services are satisfactorily integrated into the architectural design of the building and to resist installations which would adversely affect the character, appearance or amenities of the buildings or area concerned.

Design

22. In accordance with policy ENV28 of the UDP the external plant has been located the greatest distance away from residential curtilages which would provide a minimum separation of some 20m. Lease constraints in this instance do not allow the installation of plant at roof level associated with ground level uses. It is proposed that the acoustic enclosure is installed around the plant equipment in order to alleviate concerns about both the visual impact and noise levels of the condenser units.
23. The acoustic enclosure would be of the smallest size possible to enable it to conceal the units and function effectively. The condenser enclosure and terminal louvres would match the colour of the existing building cladding at 200 Aldersgate Street and would be complementary to its appearance.

Impact on amenity of adjacent residential occupiers

24. The residents of London House have expressed concerns that the cumulative impact of the proposed plant in conjunction with existing plant serving other nearby commercial property would raise the overall noise levels above background by an unacceptable amount and that this would be exacerbated by deflection from surrounding buildings and the need for residents to maintain open window ‘through-draft’ during the summer months in order to provide satisfactory fresh air circulation. Additional concerns relate to late evening operation and the likelihood of cooking odours. The suitability of the premises for an A3 use, unless plant can be installed at roof level, has been raised.
25. The premises benefit from an A3 Use and in accordance with Policy ENV28 the proposal is required for the functioning of that use. The applicant maintains that an alternative siting for the condensers and extraction terminals is not possible and that the proposal represents the most appropriate solution taking technical issues into consideration.

The Department of Markets and Consumer Protection consider that the recommendations set out in the acoustic survey are reasonable and that noise concerns can be satisfactorily addressed through the imposition of planning conditions.

26. The proposed plant enclosure would ensure that the noise levels accord with the 10 dBA standard adopted by the City Corporation, which would enable the plant equipment to operate during licensed hours, without having an adverse impact on the amenity of adjacent residents. Additional survey work would need to be submitted following the installation of the enclosure in order to demonstrate compliance.
27. Cooking odours would be expelled to the front of the building some distance from openable domestic windows, where there would be efficient dispersal. Odour controls would be incorporated into the extraction system. The Department of Markets and Consumer Protection has not raised objection to the scheme design subject to the imposition of a condition requiring periodic maintenance in accordance with manufacturer's recommendations.
28. It would be conditioned that the installation be measured for compliance prior to operation and thereafter that it be maintained to operate in accordance with the adopted 10 dBA (below background) standard.

Conclusion

29. The proposed condenser plant enclosure would mitigate the visual impact of the equipment and would provide noise attenuation in order to alleviate the concerns of residents.
30. The proposed ventilation louvres are acceptable in design terms as their finish and proportions match the existing cladding on the building. Air extraction and intake noise would be within acceptable parameters and the installation of odour treatment measures would prevent the dispersal of cooking and other smells.

Background Papers

Internal

28.05.2014 Memo Lee Sandford, Department of Markets and Consumer Protection;

04.07.2014 Email Department of the Built Environment;

Planning Ref: 2006/00201/FULL – Decision Letter dated 18 July 2006

External

Planning Statement – DP9 Planning Consultants

Drg No. 09-01 Existing External Elevations

Unit 3 200 Aldersgate 'Planning Noise Assessment Report' - Sandy Brown Consultants dated 12 March 2014;

Environ Acoustic Enclosures - Technical Details;

200 Aldersgate 'Proposed Ventilation and Comfort Heating and Cooling Systems' – WSP dated November 2013;

Representations:

05.06.2014 Email Daniel James

07.06.2014 Email Dr Folashade Okutubo

10.06.2012 Email Andrew Gallichan

20.06.2014 Email Deborah Tompkinson

20.06.2014 Email Mr and Mrs David and Jeanette Webster

21.06.2014 Email Dr and Mrs Leslie Joffe

22.06.2014 Email Eloise Logan

23.06.2014 Email Louise Chrispin

23.06.2014 Email Ross Everett

23.06.2014 Email Alpesh and Mina Lad

23.06.2014 Email Jonathan Perks

23.06.2014 Email Caroline Pearce

24.06.2014 Email Richard Williams

24.06.2014 Email David and Elizabeth Wootton

24.06.2014 Email William Russell

24.06.2014 Email Jonathan Morton

25.06.2014 Email Jono Dennis

25.06.2014 Email John Mitchell

25.06.2014 Email Allan Kerr

26.06.2014 Email Colm Whelan

26.06.2014 Email Karen Young

Appendix A

London Plan Policies

Policy 7.6 Buildings and structures should:

- a be of the highest architectural quality
- b be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c comprise details and materials that complement, not necessarily replicate, the local architectural character
- d not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e incorporate best practice in resource management and climate change mitigation and adaptation
- f provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g be adaptable to different activities and land uses, particularly at ground level
- h meet the principles of inclusive design
- i optimise the potential of sites.

Policy 7.15 Seeks to minimise existing and potential adverse impacts of noise on, from, within, or in the vicinity of, development proposals and separate new noise sensitive development from major noise sources.

Unitary Development Plan and Core Strategy Policies

CS10 Promote high quality environment

To promote a high standard and sustainable design of buildings, streets and spaces, having regard to their surroundings and the character of the City and creating an inclusive and attractive environment.

CS15 Creation of sustainable development

To enable City businesses and residents to make sustainable choices in their daily activities creating a more sustainable City, adapted to the changing climate.

TRANS22 Require cycle parking

To provide cycle parking facilities by:

- i. requiring the provision of private parking space for cycles in development schemes;
- ii. maintaining an adequate overall number of spaces for cycles in public off-street car parks; and
- iii. providing an adequate supply of cycle parking facilities on-street.

ENV6 Design of alterations to buildings

To ensure that all alterations or extensions to an existing building take account of its scale, proportions, architectural character, materials and setting.

ENV28 Design of building services

To ensure that building services are satisfactorily integrated into the architectural design of the building (with particular reference to its roof profile) and to resist installations which would adversely affect the character, appearance or amenities of the buildings or area concerned.

SCHEDULE

APPLICATION: **14/00291/FULL**

Unit 3 200 Aldersgate Street London

Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To ensure compliance with the terms of Section 91 of the Town and Country Planning Act 1990.
- 2 All new work and work in making good shall match the existing adjacent work with regard to the methods used and to materials, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this permission.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.
- 3 Before any mechanical plant is used on the premises it shall be mounted in a way which will minimise transmission of structure borne sound or vibration to any other part of the building and adjacent buildings in accordance with a scheme to be submitted to and approved by the Local Planning Authority;
REASON: In order to protect the amenities of occupiers in the building and adjoining buildings in accordance with the following policy of the Core Strategy: CS15.
- 4 The level of noise emitted from any new plant shall be lower than the existing background level by at least 10 dBA. Noise levels shall be determined at one metre from the window of the nearest noise sensitive premises. The measurements and assessments shall be made in accordance with B.S. 4142. The background noise level shall be expressed as the lowest LA90 (10 minutes) during which plant is or may be in operation.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.

- 5 Following installation but before the new plant comes into operation measurements of noise from the new plant and assessment of odour emissions must be taken and a report demonstrating that the plant as installed meets the approved design requirements shall be submitted to and approved in writing by the Local Planning Authority. Any deficiency in design performance shall be rectified prior to full commissioning of the plant. All constituent parts of the new plant shall be maintained and replaced in whole or in part as often is required to ensure compliance with the noise levels and odour control measures approved by the Local Planning Authority and in accordance with the manufacturer's recommendation.
REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Core Strategy: CS15, CS21.
- 6 All surface mounted condenser pipework shall be mounted within enclosed trunking which shall match the materials, colour and texture of the adjacent cladding panels. The trunking shall be completed prior to first use of the plant hereby approved.
REASON: To ensure a satisfactory external appearance in accordance with the following policies of the Unitary Development Plan and Core Strategy: ENV6, CS10.
- 7 The development shall not be carried out other than in accordance with the following approved drawings and particulars or as approved under conditions of this planning permission: Drawing number 102621_PL_018; 09-02 Rev 'E'; 'Plant Noise Assessment Report' - Sandy Brown Consultants dated 12 March 2014; Environ Acoustic Enclosures - Technical Details; 'Proposed Ventilation and Comfort Heating and Cooling Systems' - WSP Report dated November 2013.
REASON: To ensure that the development of this site is in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 In dealing with this application the City has implemented the requirements of the National Planning Policy Framework to work with the applicant in a positive and proactive manner based on seeking solutions to problems arising in dealing with planning applications in the following ways:

detailed advice in the form of statutory policies in the Core Strategy/ Unitary Development Plan, Supplementary Planning documents, and other written guidance has been made available;

a full pre application advice service has been offered;

where appropriate the City has been available to provide guidance on how outstanding planning concerns may be addressed.

- 2 Adequate access to ventilation fans, equipment, ductwork and condenser units should be provided to permit routine cleaning and maintenance.

Hassall, Pam

From: PLN - Comments
Sent: 05 June 2014 10:36
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:35 AM on 05 Jun 2014 from Mr Daniel James.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Daniel James

Email: [REDACTED]

Address: Flat 56, London House 172, Aldersgate Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: We object to the proposal to erect yet another box of cooling plant in the small and already cluttered patch of "garden" behind our flat. We object on the grounds that the plant will be (a) unsightly, (b) noisy, (c) a source of heat, (e) a further source of shadow over the already poorly-lit vegetation. We do appreciate that efforts are being made to baffle the noise emitted by the cooling units, but we are concerned that even with the use of a sound-reducing enclosure the plant will be intrusively noisy, especially at night when the air conditioning of surrounding buildings is at its quietest. The flats at the rear of London House rely, for ventilation, on windows opening onto the area behind

the building where the new plant is to be sited. We have no air conditioning, and in the summer the windows are our only source of cooling. We rely on fresh air drawn into the gap from Bartholemew Close, directly over the site of the proposed new plant. It concerns us that any measure is being considered that might increase the level of ambient noise behind the building, and especially that such a measure would increase the temperature of the air and so reduce the cooling effect of our open windows. Air conditioning plant is properly situated at roof level, where the sound can be deflected upwards, and the hot air will naturally rise away from the building and its neighbours. Any other location is sub-optimal. When 200 Aldersgate Street was occupied by a legal firm the air conditioning provision was adequate for their use. It is only now that parts of the building are being considered for non-office use that shortcomings are being found in the existing provisions. We are told that because of the design of the building it is not possible to site new cooler units at roof level. It is our feeling that if that is the case then the building is not suitable for any use that requires additional cooling.

Hassall, Pam

From: Sade Okutubo [REDACTED]
Sent: 07 June 2014 12:39
To: PLN - Comments
Subject: Unit 3, 200 Aldersgate street -installation of extract louvres and condenser units

Dear Mr Jeff Sadler

The planning application as above for unit 3, 200 aldersgate street has come to my attention.

I understand this application is for extraction and condenser units to be placed to the front and rear elevations of 200 Aldersgate street, adjoining our building at 172 Aldersgate street.

I strongly object to this application for the following reasons:

As a resident, on the rear of London House, 172 Aldersgate street, we are surrounded by The Cameron McKenna building, NCP car park and 200 Aldersgate.

We suffer considerably from the constant noise emanating from the extractor vents in the kitchens at Cameron McKenna building, the basement plant from the same building, the smoke extractor fan from the NCP car park, and other plants from 200 Aldersgate.

All of these plants generate a constant noise nuisance, 24 hours a day, a din which intensifies at variable times.

Currently, a constant noise and vibration nuisance commences daily at 4am from the CM basement plant, I am awakened by the noise at 4am daily, weekends and bank holidays included!

This particular nuisance continues through and at times becomes intermittent, turning off and on every few minutes. The same noise sometimes occurs all through a 24hour period.

In addition, the CM kitchen extractor fan starts up at 615 am every morning adding to the noisy racket, this runs all day and typically switching off between 8 and 9pm.

Frequently, the NCP car park smoke extractor generates a very loud noise accompanied by a fire alarm sounding. A large amount of air is shifted out of the basement at this time, This apparently is caused by the trigger of a fire alarm in the car park. It does not follow any pattern, occurs randomly and can go on for hours, at any time of day or night, before security staff get round to deactivating the alarm.

This is all compounded by the echo chamber effect caused by the juxtaposition of three tall buildings forming a triangle in which any generated noise bounces around and intensifies.

All of this leads to a very noisy environment indeed. A relentless humming noise generating a feeling akin to "chinese water torture".

A relentless noisy environment leading to early morning waking, insomnia, in addition to a feeling of constant stress and an environment in which it is near impossible to concentrate, means peace and quiet are just not available. It is just never quiet!

The City of London believes its residents are entitled to peace and quiet between 2300 and 0700 hours. Clearly, this is not occurring at my address.



I am utterly horrified at the thought of yet more noise being added into this already extremely noisy area, further raising the decibels of the din occurring on the back of the building. Especially as this will continue into the late evening, affecting a time when one very much desires some relaxation after a busy highly stressful day dealing with life and death in a busy inner city hospital.

Clearly the location for the proposed condenser unit will generate more noise affecting the peace and enjoyment of the residents on the back of 172 Aldersgate street.

Whilst I appreciate the City needs business, and welcome such ventures, can the health and well being of affected residents be taken as paramount consideration when such ventures maybe egregious in nature?

Can such noisy units be placed elsewhere perhaps, high up on buildings away from residents bedroom windows?

Thank you for your consideration.

Sincerely

Dr Folashade Okutubo,
Owner and occupier
Flat 17 london house,
172 Aldersgate street,
London EC1A 4HU.

Hassall, Pam

From: PLN - Comments
Sent: 10 June 2014 19:15
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:15 PM on 10 Jun 2014 from Mr Andrew Gallichan.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Andrew Gallichan

Email: ~~andygal@chattmail.com~~

Address: 57 London House 172 Aldersgate Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: Dear Mr Sadler, As a resident of London House I am extremely disturbed by the planning application for external extract louvres on Aldersgate street and external condenser units within the rear courtyard area of 200 Aldersgate street. The fact that both units have to be external clearly point out that 200 Aldersgate street was never designed to house a restaurant and bar. The building is an office building next to a residential building. The noise, smells and heat generation from all of this external plant will have severe effects on the quality of life on all of the London House residents. The residents already suffer considerable noise pollution from three sets of plant from both sides and the space between the

buildings is valuable ventilation for us in which we really can't have any more heat or noise generation. The need for this restaurant is questionable. The area is already served by the many restaurants of One New Change and the Smithfield area. All of those restaurants are in the appropriate place not in an office building next to a residential building. Should this plan be approved the planners will have responsibility for forcing many residents of the city of London into a poorer quality of life than acceptable. I urge you to turn down this application. Yours faithfully
Andrew Gallichan

Hassall, Pam

From: Deborah Tompkinson [REDACTED]
Sent: 22 June 2014 11:29
To: PLN - Comments
Subject: FW: Unit 3 200 Aldersgate Street London EC1A 4HD

-----Original Message-----

From: Deborah Tompkinson [mailto:deborah@\[REDACTED\]](mailto:mailto:deborah@[REDACTED])
Sent: 20 June 2014 16:29
To: PLLNComments@cityoflondon.gov.uk
Subject: Unit 3 200 Aldersgate Street London EC1A 4HD

Dear sirs

I wish to record my objection to the application for yet more airconditioning machinery at the back of this building.

Noise

We have not seen any survey or report from this applicant to set out the existing level of noise pollution and what the impact of this unit will be if installed. This is the second such application recently. One cannot simply keep adding noise-making objects on the assumption that one more will not make any difference. The level of background noise is now noticeable at all times from around 6.00 am to 11.00 pm. The additional noise will be greatest in the evenings when residents are most likely to be disturbed.

Council policy entitles residents to expect peace and quiet in the evening hours. This flies in the face of that policy.

Further, we question the need for such air conditioning. The building was designed for offices which had catering facilities and was used for that purpose for years, using the existing air con on the top of the building which was adequate to the task. There is no reason why the existing facilities should not be sufficient for the proposed restaurant. Were it the case more is needed, it should also be required to vent to the roof where the noise goes upwards with minimum disruption. .

Any addition, should, in our submission, be viewed in the light of what it adds to the existing levels and not just what it is in itself. One penny whistle makes a noise. 2 penny whistles make twice as much noise but may be more than twice as intrusive. It ought to be worth pointing out that, when built, this was, at the rear, a tranquil area. Past failures to protect tranquility are not a reason to make a bad situation worse.

Odour

Restaurant vents are notoriously smelly.

Deborah Tompkinson

Flat 56 London House
EC1A 4HU



ACKNOWLEDGED

Hassall, Pam

From: PLN - Comments
Sent: 20 June 2014 20:42
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:41 PM on 20 Jun 2014 from Mr & Mrs David & Jeannette Webster.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr & Mrs David & Jeannette Webster

Email: davidwebster200@btconnect.com

Address: Apartment 40, London House 172 Aldersgate Street LONDON

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: Our apartment is at the rear of London House, this building of 81 residential apartments being next door to the applicants premises. The installation of condenser units at the rear of the building working until 2330 every night, will increase the noise levels there an hour and a half longer than the noise of other aircon units already there, which go quiet at 2200. This will result in an additional noise disturbance and a loss of residential amenity to us. It is very late into the night and is outside the time frame of the City's policy that residents have a reasonable expectation of quiet from 2300 to 0700. The installation of extract louvres at the front and rear of the building will result in

additional cooking smells from the kitchens being vented into the area. We would point out that over recent years there has been an increase in the number of louvres and air conditioning plant units in operation close to our building London House, and this has inevitably led to what is already an unacceptable noise level in our opinion. We urge you to reject the application which we consider is inappropriate in this location.

Hassall, Pam

From: PLN - Comments
Sent: 21 June 2014 15:01
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 3:00 PM on 21 Jun 2014 from Dr and Mrs Leslie Joffe.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Dr and Mrs Leslie Joffe

Email: [REDACTED]

Address: Flat 48, London House 172 Aldersgate Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: While appreciating the amendments made to the above Licence application by the Licencing Committee on 17/6, which will restrict the Licence for the Meat Company's restaurant use, there is still the issue of noise from condensers positioned to the rear of the restaurant unit. There are already a number of condenser units in operation and the noise from these makes the use of rear balconies less than enjoyable.

Hassall, Pam

From: [REDACTED]
Sent: 22 June 2014 20:03
To: PLN - Comments
Cc: [REDACTED]
Subject: Proposal by The Meat Company for Unit 3, 200 Aldersgate Street -- OBJECTION

With reference 14/00291/FULL

I must object to the current proposal by The Meat Company for Unit 3, 200 Aldersgate Street. This is on the grounds of Noise Disturbance and Loss of Residential Amenity.

As the owner-occupier of a flat on the fourth floor at the back of London House I am disconcerted and, increasingly, alarmed, at the volume of noisy and unsightly plant, of all sorts, being retro-fitted and added both in the rear area and nearby. This far exceeds the plant capacity originally planned that was shown to us on the drawings when we bought our flats. The noise we have to put up with at present is already at an unacceptable level.

The depressingly high malfunction rate among the existing plant means that any of it can, and does, go off unexpectedly at full volume at any time of the day or night, sometimes for long periods until it is sorted out. This certainly does not build confidence for the adding of any more noisy units.

Consequently I am now appalled to see that the proposal to which I am objecting covers: installation of noise-carrying extract louvres on the rear elevation to the external courtyard area, together with the further addition of a new condenser unit working until 2330 each night. This is well past the time of 2200 at which the other the air conditioning units that vent into that area generally, barring malfunctions, fall silent.

In addition, the installation of extract louvres on Aldersgate Street elevation from The Meat Company's kitchen would cause both noise and cooking smells outside our front entrance. It was a huge relief to myself and my neighbours when The English Pig closed and we are all too aware of how unpleasant that can be.

best regards,

Eloise Logan, Flat 32 London House, 172 Aldersgate Street, London EC1A 4HU.

[REDACTED]
[REDACTED]
[REDACTED]

ACKNOWLEDGED



Hassall, Pam

From: Louise Chrispin [REDACTED]
Sent: 23 June 2014 14:07
To: PLN - Comments
Subject: 14/00291/FULL

Dear Sirs,

I am writing to register my concern regarding a recent planning application by The Meat Co. at 200 Aldersgate.

My flat is at the rear of London House, which is situated next door and backs onto the rear courtyard into which the applicant is requesting additional air-conditioning plant.

I am very concerned that our flats will be subjected to increased Noise Disturbance and Loss of Residential Amenity, especially as this equipment will be running significantly later than the hours at which existing machinery operates.

It is noticeable that, over recent years, there has been a huge, cumulative increase in the number of louvres and air conditioning plant units in operation close to London House. (The area of the rear courtyard in question is effectively an echo chamber for all of this machinery.)

This has inevitably led to an already unacceptable noise level, which I feel should not be further compounded.

Therefore, I would be grateful if you could re-examine the consent to reduce the hours of operation of all this equipment to mitigate against the disturbance and to try to restore the right of residents to enjoy some peaceful night time use of their homes.

Yours sincerely,

J Chrispin

Flat 66,
London House,
172 Aldersgate Street
London EC1A 4HU

Hassall, Pam

From: PLN - Comments
Sent: 23 June 2014 11:23
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:23 AM on 23 Jun 2014 from Mr Ross Everett.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Ross Everett

Email: ross.everett@icmail.com

Address: 73 London House Aldersgate Street London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: Noise Disturbance and Loss of Residential Amenity; over recent years been a cumulative increase in the number of louvres and air conditioning plant units have been put in operation close to London House, that has led to an already unacceptable noise level.

Wells, Janet (Built Environment)

From: [REDACTED]
Sent: 23 June 2014 22:43
To: PLN - Comments
Cc: Mina Lad
Subject: 14/00291/FULL - for the attention of Jeff Sadler

Dear Sir/Madam

I am writing in response to the recent planning application with respect to installation of extract louvres and installation of condenser units within the rear courtyard area.

We are residents of London House in a flat located at the rear of the building. We are already subject to substantial extractor fan noise from the refurbishment of 200 Aldersgate street which was not there when we decided to purchase the property in 1999. The level of noise due to extra units being installed in both 200 Aldersgate and 160 Aldersgate has increased considerably as will be evident from the planning applications.

We are writing to strongly object to the installation of the condenser units as there shall be substantial noise generated from the units which shall inhibit our ability to live in the apartment peacefully.

We appreciate that the needs of the residents and commercial enterprises need to be carefully balanced and therefore can you kindly explore an alternative location for the condenser units which may not necessarily be the most cost effective for the commercial enterprise but will satisfy the requirements of the residents of London House

We wish to strongly object to the installation of the condenser units as proposed.

Can you kindly acknowledge receipt of this email

Kind Regards

Alpesh and Mina Lad
Owner and Occupier
78 London House
172 Aldersgate Street
London
EC1A 4HU

Hassall, Pam

From: Jonathan Perks [REDACTED]
Sent: 23 June 2014 09:54
To: PLN - Comments
Subject: Objection to extraction louvres at the front of the building- reference 14/00291/FULL

Dear Sir/Madam

I have learned that

The Meat Company has made a separate planning application for "*Installation of extract louvres on Aldersgate Street elevation, and rear elevation to external courtyard area; installation of condenser units within rear courtyard area.....*"

Since I live in a flat at the front of the building, and leave the windows open for fresh air, my concerns will be additional noise and cooking smells from the kitchens which will be vented to Aldersgate Street and up into my home causing it to stink of cooking smells.

I am already concerned that drinks will be served until 11 PM which means that the venue will not be quieter until getting to midnight which I don't consider fair and part of the promised the city made to residents.

Please can we block this application?

Warm regards,

Jonathan Perks MBE MBA
CEO's Trusted Leadership Adviser, Mentor & Coach
Honorary Visiting Professor of Leadership, Cass Business School
Author of "Inspiring leadership"
Master Certified Coach ICF

[REDACTED]
Client feedback: [REDACTED]

ACKNOWLEDGED



Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 23 June 2014 22:11
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:11 PM on 23 Jun 2014 from Mrs Caroline Pearce.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD

Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mrs Caroline Pearce

Email: [REDACTED]

Address: Flat 39 London House 172 Aldersgate London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment: - Noise
- Residential Amenity

Comments: There has over the years been an increase in the number of louvres and air conditioning plant units close to London House that has led to an already higher than acceptable noise level. Residential accommodation is encouraged in the City (not least to ensure that the City is not a ghost town in the small hours and at weekends), and City residents are entitled to expect a level of quietness and amenity at night in the same way as residents elsewhere. Noise after a reasonable "retiring" hour, night after night, permanently, is intolerable and City residents should not have to bear it any more than residents elsewhere. Presumably that is one of the things that planning laws are designed to ensure. It is therefore bad enough that yet more noise will echo round the courtyard during the day but until 2330 each night is well past the time of 2200 at which the other air conditional units venting into the courtyard are generally quiet and the time at which flats in London House can enjoy some peace and quiet. 2330 is well after any normally acceptable "retiring" hour. I wish to record my strong objection on noise and loss of amenity grounds to

this unreasonable application.

Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 24 June 2014 06:12
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:11 AM on 24 Jun 2014 from Mr Richard Williams.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD
Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area;
Proposal: installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Richard Williams
Email: [REDACTED]
Address: 33 London House London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
- Residential Amenity
Comments: Given at the recent meeting the licence was granted for the premises until 11pm at night, I am very worried to the noise level created by the extract louvres going on late into the night. This will be much later than the 2200 hours tie when the other air conditioning units close down in the courtyard. I am also worried about the unpleasant food smells likely to emanate from kitchen.

Wells, Janet (Built Environment)

From: PLN - Comments
Subject: FW: 180 Aldersgate Street /The Meat company Application. Sir David and Lady Wootton

From: Elizabeth Wootton
Sent: 24 June 2014 14:40
To: PLN - Comments
Cc: Wootton, Alderman Sir David Hugh
Subject: 180 Aldersgate Street /The Meat company Application. Sir David and Lady Wootton

With reference to the installation of extract louvres on the Aldersgate elevation, and rear elevation to external courtyard area; installation of condenser units within courtyard area.

My husband and I would like to strongly object to the above proposal. We live in No 81 London House and our flat has windows to the front, side and rear of the building and the basis of our objection is 1) Noise Disturbance and 2) Loss of Residential Amenity.

Over recent years there has been a cumulative increase in the number of louvres and air conditioning plant units close to London House with already an unacceptable noise level so ones directly next door will be intolerable. Added to that, the cooking smells from the kitchens being vented to Aldersgate street is a terrible intrusion on our residential amenity.

Thank you

David and Liz Wootton

Wells, Janet (Built Environment)



From: PLN - Comments
Subject: FW: Objection ref 14/00291/FLL

Sent: 24 June 2014 17:08
To: PLN - Comments
Subject: Objection ref 14/00291/FLL

This is to object to the planning application for the above re Noise Disturbance and Cooking smells coming from the extractors ...

The city is mean to be quiet from 11pm so letting the premise clear out by 11.30 makes no sense at all .

William Russell
Flat 79,
London House


William Russell


Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 24 June 2014 17:10
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:10 PM on 24 Jun 2014 from Mr Jonathan Morton.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD
Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area;
Proposal: installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Jonathan Morton
Email:
Address: 24 London House 172 Aldersgate Street London

Comments Details

Commenter Type: Member of the Public
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: I object to this planning application. I live at the rear of London House, and my living room and bedroom windows are just a few yards from the louvres and the condenser units proposed to be installed "within the rear courtyard area". London House does not have air conditioning and therefore ventilation is achieved by opening the windows. At present, the rear courtyard generally goes quiet at 10pm but if this application were to be approved, the City would be permitting the introduction of a new source of noise extending to at 11.30pm, leading to a substantial loss of amenity for its residents.

Wells, Janet (Built Environment)

From: jdennis [REDACTED]
Sent: 25 June 2014 18:41
To: PLN - Comments; Sambells, Rachel
Subject: reference 14/00291/FULL - Unit 3 - 200 Aldersgate Street EC1

Dear Sirs,

I am writing to you as owner of Flat 15 London House which is a two-bed flat at the back of London House, 172 Aldersgate Street EC1A 7HU.

London House is a residential building comprising 81 apartments, half of which are at the back of the building overlooking an enclosed triangle of space, bordered by the neighbouring 200 Aldersgate on one side and 160 Aldersgate on the other (the NCP car park is below but vents upwards into this same space). Both these buildings are massive flat brick walls and therefore act to circulate and contain any noise produced within. This has been and remains a constant source of annoyance for residents as any noise produced reverberates around and even small noises can easily be heard by all apartments on the back.

We have suffered massive disruption from the NCP car park, from Cameron McKenna and also from 200 Aldersgate from their plant located at the back of our building. Generally when all is functioning correctly the hum of activity dies down at about 22:00 and only when malfunctioning are we occasionally woken by horrendous extraction fans sounding like jet engines – we think to evacuate smoke from the car parks or from stairwells in Cameron McKenna.

I am aware that other residents have devoted a lot of time trying to get this commercial plant properly maintained and behaving properly. This is already a constant battle and simply not fair on us residents.

The above planning application is proposing to introduce yet more plant and certainly not of inconsiderable size, to an already saturated area and this is totally unacceptable to us residents who have already had to endure a pick-up of noise from the redevelopment and increased plant put behind and on top of 200 Aldersgate. I must also point out that the proposed restaurant is planning to not close until I believe 23:30 so any new plant would obviously be running well beyond the current quieter time we currently 'enjoy' of 22:00 and it has taken a huge effort to get the neighbouring buildings to comply with this 22:00 time. We do not now want that time extended to 23:30 and probably beyond, disturbing our sleep and quiet enjoyment we should rightly be able to expect.

I am urging you to please reject this plan as it is not acceptable to add more noise in this confined space.

Thank you for your kind attention.

Jono Dennis
15 London House



ACKNOWLEDGED

Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 25 June 2014 19:36
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 7:35 PM on 25 Jun 2014 from Mr John Mitchell.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD
Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr John Mitchell
Email:
Address: The Old Vicarage Langley Upper Green Essex

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment: - Noise
Comments: I own apartment 11 London House on the Aldersgate Street elevation of the block. For a residential building the environment is already very degraded by traffic noise and vehicle emissions and it is unacceptable that there should be yet more noise pollution in this location.

Wells, Janet (Built Environment)

From: PLN - Comments
Sent: 25 June 2014 23:57
To: PLN - Comments
Subject: Comments for Planning Application 14/00291/FULL

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:56 PM on 25 Jun 2014 from Mr Allan Kerr.

Application Summary

Address: Unit 3 200 Aldersgate Street London EC1A 4HD
Proposal: Installation of extract louvres on Aldersgate Street elevation and rear elevation to external courtyard area; installation of condenser units within rear courtyard area associated with the use of unit 3 for restaurant (A3) use, and associated relocation of cycle rack.

Case Officer: Jeff Sadler

[Click for further information](#)

Customer Details

Name: Mr Allan Kerr
Email:
Address: 10 Spencer Hill London

Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Planning Application
Reasons for comment:
- Noise
- Residential Amenity
Comments: The proposed installation of additional louvered vents and new condenser units working until at least 2330hours each night in connection with proposed application for a restaurant to be placed in 200 Aldersgate Street, in close proximity to London House, a residential unit containing over 80 apartments, will result in unacceptable levels of noise, odour and loss of residential amenity for the residents of London House. Over the past few years there has been a cumulative increase in the number of louvres and air conditioning plant units in operation close to London House, which has led to unacceptable ambient noise levels, as evidenced by the report submitted in connection with this application. Additional condenser units and louvered vents would represent a further escalation of the problem. The Planning Authority may wish in the circumstances to (re)consider whether the change of use from offices to restaurant (A3) user is appropriate in view of the above.

Wells, Janet (Built Environment)

From: Colm Whelan [REDACTED]
Sent: 25 June 2014 16:55
To: PLN - Comments
Subject: Reference 14/00291/FULL

Reference 14/00291/FULL

Dear Sir / Madam,

As the owner of Flat 6, London House, Aldersgate Street, I wish to express my concern regarding the proposed ***"Installation of extract louvres on Aldersgate Street elevation, and rear elevation to external courtyard area; installation of condenser units within rear courtyard area....."*** relating to the Application for a Premises Licence to the Meat Company Aldersgate Street.

As my flat is located at the front of the block facing onto Aldersgate Street, I wish to express my concerns regarding the additional noise and cooking smells from the kitchens which will be vented to Aldersgate Street which will affect my residential amenity.

Yours sincerely,

Colm Whelan
6 London House
172 Aldersgate Street EC1 A4HU.

tw

Colm Whelan
Tomorrows World Limited
5A Centrepoint Business Park
Oak Road
Dublin 12
Ireland

Tel : 00353 1 4507107
Mobile : 00353 86 2562274
Fax : 00353 1 4507947
Email : cwhelan@twl.ie
Web : www.twl.ie



ACKNOWLEDGED

Wells, Janet (Built Environment)

14/00291/Full

From: PLN - Comments
Subject: FW: Aldersgate Street elevation: London House

From: Karen Young [
Sent: 26 June 2014 18:53
To: PLN - Comments
Subject: Aldersgate Street elevation: London House

Noise Disturbance and Loss of Residential Amenity

I would like to object to The Meat Company's planning application for "*Installation of extract louvres on Aldersgate Street elevation, and rear elevation to external courtyard area; installation of condenser units within rear courtyard area.....*"

I own one of the apartments in London House.

I am concerned about the noise and cooking smells from the kitchens which will be vented to Aldersgate Street. In addition the new condenser unit working until 2330 each night, well past the time of 2200 at which the other the air conditioning units venting into that courtyard usually go quiet.

There has over recent years been a cumulative increase in the number of louvres and air conditioning plant units in operation close to London House, that has inevitably led to an already unacceptable noise level.

Kind Regards

Karen Young