

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0878/L	Philip Wylie	27/03/2023 21:10:12	OBJ	Listed building objection 2023/0878/L

The application includes significant addition to the roofline of the listed buildings in a conservation area.

Installation of 6 noise generating commercial air plant machinery on the roofline, next to a listed residential building which has windows and residential veranda facing the application site, is not appropriate.

The neighbouring building (21 Barter Street) is a residential listed building and is directly to the back (East) of the application site.

21 Barter Street has a roof terrace patio facing the proposed 6 air plant machines and roof development, and a walled residential patio to the rear, which can echo sound from the high walls (the patio is in line with the proposed plant machines).

The front of 21 Barter Street experiences acoustic echo due to the fact that it is a narrow street with opposing high walls and a range of historic listed buildings.

21 Barter Street's residences - due to listed building protections - cannot have double glazing or any plant air cooling installed. As a result, the building is especially sensitive to external sound, especially in summer when residents must have their windows open to cool their properties during both the day and night.

The proposal radically changes the roof of the buildings and the visual appeal of the conservation area by placing plant machinery on the roof.

In the Camden Council Bloomsbury Conservation Area Appraisal and Management Strategy, the site that the proposal is within notes the effects of development on the special character of listed buildings, including development which affects the rear of buildings.

\* Within the Bloomsbury Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character. ζ

It also includes that:

\* Where appropriate the Council will have regard to the feasibility of installing air-handling equipment so that the position, particularly in visually sensitive locations and in the proximity of residential accommodation, will protect local amenity and preserve the appearance of the Conservation Area. ζ

In the supporting documents related proposal 2023/0223/P (source: "Report for – Thornton Reynolds") there are a further 4 roof air plant machinery for the adjacent building (22 Southampton Place), in same ownership. The Council should consider that the local amenity and appearance effect may be further worsened by additional roof plant next door to the application site not included in this proposal.

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The addition to the roofline of the listed buildings in the conservation area will have a negative impact on the building and its surroundings. Given that this is a commercial listed building in a conservation area, it is important that any changes made to the building are in keeping with the surrounding area.

A significant roof development on 2 Listed buildings of special character and the installation of 6 commercial air plants on the roof will be detriment the local amenity of the conservation area and the enjoyment of the character of the area, particularly as viewed from other listed buildings. This is especially the case as the proposed development is in the direct view of windows and a roof terrace of 21 Barter Street. The proposal would be visually intrusive and would detract from the character and historic importance of the buildings they are proposed to be sited on.

Conclusion:

Given the significant negative impact the proposed heat pumps and roof development, would have by the effect on the appearance of the buildings and the conservation area, as well as the additional levels of noise that the plant machinery would add in the conservation area, the planning application should be refused.

Alternative methods of heating that would not generate such noise and would have less visual effect on the property and conservation area are available.

The Council is urged to consider other options than plant machinery on the roof of the listed buildings in the conservation area, and reject the proposed application or to place tight restrictions to mitigate the detriment to the local amenity and visual appeal of the area.

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