

APPENDIX 3 | Documents for planning permission ref. 2013/3734/P

Delegated Report		Analysis sheet	Expiry Date:	05/09/2013
		N/A / attached	Consultation Expiry Date:	15/08/2013
Officer			Application Number(s)	
Hugh Miller			2013/3734/P	
Application Address			Drawing Numbers	
Diamond House 36 Hatton Garden London EC1N 8EB			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of 14 air conditioning units as replacement for existing and erection of acoustic louvre screen enclosure at the roof level; installation of skylight enclosure over lightwell, formation of new roof terrace plus installation of handrails, plus wall mounted lights in connection with offices (Class B1) Installation of new plant room, new roof terrace for maintenance and roofing over existing skylight. to existing offices (Class B1)				
Recommendation(s):	Grant planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	143	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	Advertised – Ham & High 25/07/2013, expires 15/08/2013. Site Notice displayed 17/07/2013, expires 07/08/2013. No responses were received.					
CAAC/Local groups* comments: *Please Specify	<u>Hatton Garden CA</u> : No CAAC.					

Site Description

The application site comprises a basement plus six storey building located on the east side of Hatton Garden north of the junction with Greville Street and south of St Cross Street. The ground floor has jewellery A1 retail units with office use on the upper floors. The building dates from the early 20th century and has a stone clad façade to the street frontage. The site is located within the Hatton Garden Conservation Area, but is not a listed building. There are a variety of retail and related ground floor premises surrounding the site, together with commercial, and jewellery related uses on the upper floors.

Relevant History

2009/3017/P – September 2009 PP Granted - Installation of two new windows to rear elevation, at first floor level, and infilling of a lantern rooflight to existing offices (Class B1).

2012/2327/P - Change of use of lower ground floor from office use (Class B1) to Pilates studio (Class D2); subject to s106 legal agreement.

Relevant policies

LDF Core Strategy and Development Policies

CS5 – (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 – (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 – (Managing the impact of development on occupiers and neighbours)

DP28 – (Noise and vibration)

CPG 2011 - CPG1 Design; CPG6 Amenity

Hatton Garden Conservation Area

London Plan 2011

NPPF 2012

Assessment

Proposal

- Installation of air conditioning units as replacement for existing and erection of acoustic louvre screen enclosure at the roof level;
- installation of skylight enclosure over lightwell,
- the formation of new roof terrace plus installation of handrails, plus wall mounted lights in connection with offices (Class B1a).

Design

Plant equipment

It is proposed to install 14 Mitsubishi PURY & Daikin condenser units including an acoustic screen as replacement plant machinery on the roof level. The new plant replaces the 15 air conditioning units (including associated ducting and extract ventilation structures) which are largely located on the walls; and positioned opposite the rear of adjacent office buildings in Fulwood Place. The replacement plant machinery will be screened by a 1500mm high acoustic screen. The proposed plant units would be enclosed by the neighbouring buildings which are of varying heights and the a/c units would not be visible from the public realm due to the height of the surrounding buildings. The plant equipment would not have any detrimental impact on the appearance of the host building and is considered acceptable here.

Amenity for occupiers and neighbours

Plant equipment

The closest noise sensitive windows (office) lies opposite approx. 25.0m away, west side and 18.0m from offices and student accommodation on the east side (Kirby Street). The area is largely commercial in character and comprises conventional office use and associated jewell workshops and trading uses plus food/ drinking establishments at the ground floor levels. There are existing plants on the roof of the host building to be replaced as indicated above and also shown on accompanying drawings.

Nos. 36-43 Kirby Street on the east side is a contemporary design building and comprises student accommodation, which lies approximately 26m. The adjacent buildings are commercial, primarily offices. Whist distance per se is not a complete barrier to noise disturbance from the proposed plant, it is considered that the plants would be enclosed by acoustic louvre screens as recommended in the acoustic report with detail specifications and would therefore not impact adversely on residential amenity.

The plant units would operate over a 24 hour period. With the exception of the student accommodation in Kirby Street opposite, there are no residential occupiers immediately adjacent to the host building and the proposal would not impact adversely on residential amenity.

The acoustic report carried out noise measurement between the 5th & 176th June 2013, commencing 11:45pm to 11:30pm. The acoustic report states that the lowest background noise level in respect of 14 a/c units measured was 40.0 dB LA90 and; 38.0 dB LA90 over the 24 hour period over the daytime and night-time periods. The submitted acoustic report state that provided the louvre screen enclosure meets the requirements within the attached specification 19253/ALS the proposed plant should be capable of achieving the requirements of the Local Authority.

The Council's Environmental Health officer is satisfied that with the acoustic report, the plant will be in

compliance with the Council's required standards subject to the installation of the acoustic screen as "*specification 19253/ALS*" shown on the accompanying elevation drawings and in particularly roof plan drawing (No.1266_RF_27_201) and referred to in Appendix A of the Design & Access Statement. In addition, the usual conditions which will ensure that should the plant be noisier than anticipated, the local planning authority will have sufficient powers to take the necessary enforcement action if required.

The proposed acoustic louvre screens would be within the central area of the roof abutting the existing staircase enclosure /lift motor room roof structure. The proposed acoustic louvre screens measure 2.0m in height and set back 5.0m from the front elevation (west side), and 2.6m from the rear elevation (east side). The louvre screen would be visible to private views from Kirby St & St Cross Street but not visible from the public realm in Hatton Gardens. It would either be galvanised mild steel or aluminium finished in Grey powder coating.

Lightwell enclosure plus roof skylight & Roof terrace/ handrails

Other than the railings, the lightwell as existing has no cover. It is proposed to erect a light-weight enclosure with dimension 3.6m (w) x 5.5m (d) x 2m (h). It would set back approximately 3.5m from the rear elevation and abut both the proposed louvre screen also the existing lift motor & stair enclosure. In this location and in terms of design, location, scale and proportion the propose lightwell extension is considered satisfactory as it would not harm the appearance of the host building.

Roof terrace

Two roof terrace areas, one each on the north and south ends of the host building is proposed and they are located adjacent to the louvre screen also the existing lift motor & stair enclosure located within the central area of the roof. Following revision, the larger of the roof terrace (south side) measure 10.5m (w) x 6m (d) and set back from the rear elevation by approximately 2.7m & front by 2m. In this location the decked terraces are located below the existing raised parapets and set back from the front and rear elevations. Railings would be installed at the rear restricting access to the entire roof area which also set back from the rear parapet. In design terms no objections raised.

The installation of exterior wall lights on the chimney breast (south side) to illuminate the proposed roof terrace areas is satisfactory not harming the appearance of the building.

Conclusion

It is considered that the installation of the plant equipment would not result in any significant material harm in terms of design and appearance to the host building. The submitted acoustic report has demonstrated that there would be no harm to residential occupiers' amenities (noise nuisance) at nearby buildings and a condition is proposed to ensure noise levels remain within the Council's standards in the future.

In terms of amenity in particular noise disturbance, a condition is attach restricting the roof terrace use to employees /staff of the B1 office.

The proposed lights to the roof terrace areas would not harm amenity due to their location and size.

Recommendation: Grant planning permission

Photos



View due south



Lightwell to be enclosed



Existing access to roof



View due north