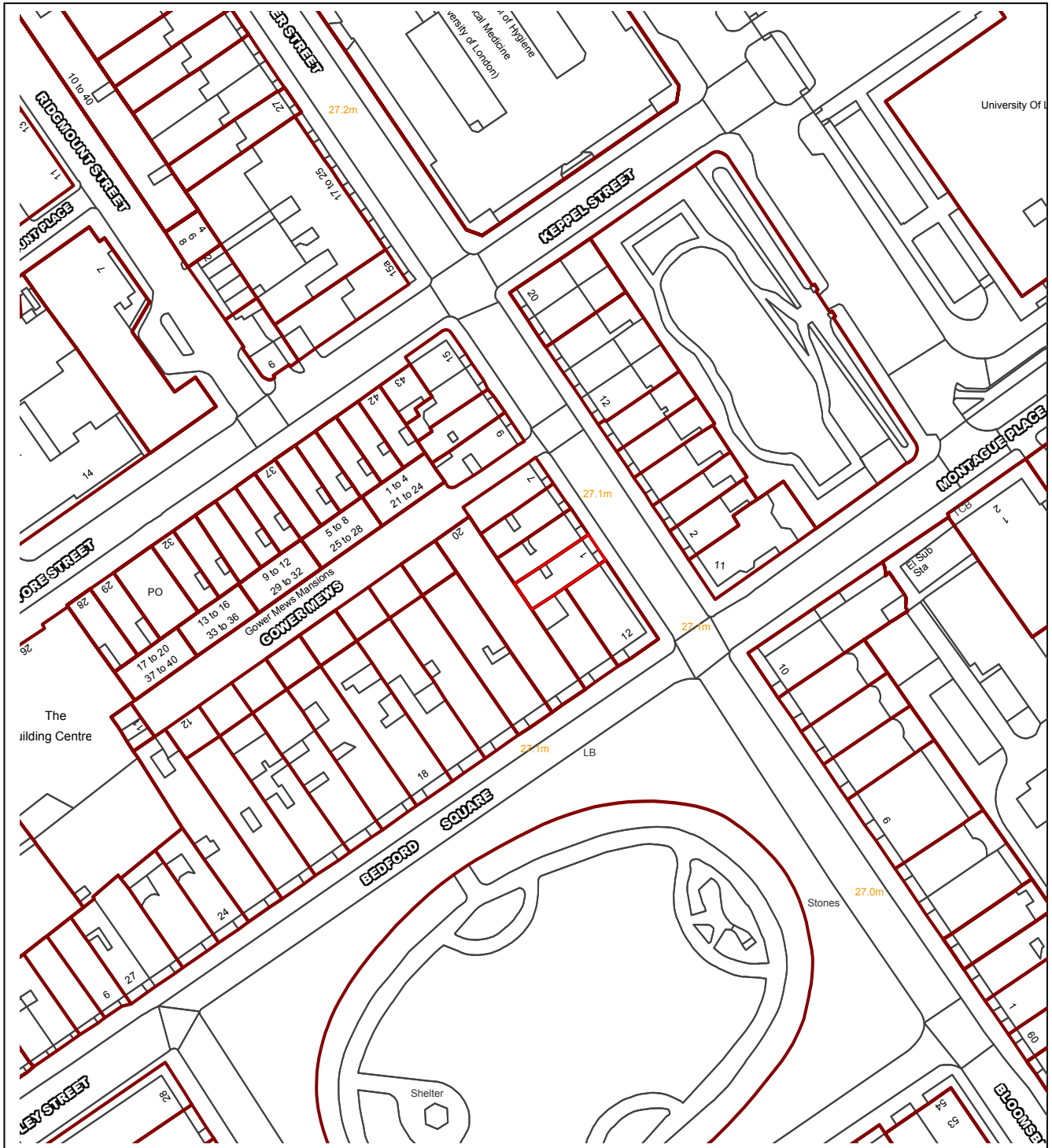


# 2013/2997/P - 1 Gower Street Site Location Plan



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<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>09/08/2013</b>	
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>		<b>18/07/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenna Litherland				(i) 2013/2997/P (ii) 2013/3148/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 Gower Street London WC1 6HA				Refer to draft decision notice.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
(i) Installation of condenser unit within rear lightwell to office (Class B1a).							
(ii) Internal and external alterations to include installation of 17 x indoor VRV units to all floors following the removal of existing radiators and boiler and the installation of condenser unit and associated pipe works within rear lightwell.							
<b>Recommendation(s):</b>		<b>Grant conditional permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission and Listed Building Consent</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>06</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from 19/06/2013 until 10/07/2013. A press notice was placed in the Ham and High on 27/06/2013 (expired 18/07/2013).  No representations received.					
<b>CAAC comments:</b>		<b>Bloomsbury CAAC: Objection.</b>  We are opposed to the proliferation of air conditioning equipment on listed buildings. This is a particularly well presented house.  <i><b>Case officer's response:</b> The proposal is for one condenser unit which would be located at basement level and would not be visible from outside the application site. It is not considered to harm the appearance of the listed building.</i>					

## **Site Description**

This Grade II listed building forms part of a terrace of 8 houses dating from c.1780. The building is of darkened multi-coloured stock brick with evidence of tuck pointing. The house has a rusticated stucco ground floor elevation and a slate mansard with dormers. The site is located within the Bloomsbury Conservation Area.

## **Relevant History**

None relevant.

## **Relevant policies**

### **National Planning Policy Framework 2012**

### **London Plan 2011**

### **LDF Core Strategy and Development Policies 2010**

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 neighbours  
DP28 – Noise and vibration

### **Camden Planning Guidance 2011**

CPG1 – Design  
CPG6 - Amenity

## Assessment

Planning permission and listed building consent are sought for the installation of a condenser unit to the rear of the building at basement level within a lightwell and removal of the existing radiators and their replacement with new units in connection with existing offices.

**Amendments** – During the course of the application amendments have been made following discussion with the Conservation Officer. The proposed risers have been removed and it is now proposed to work the pipework through the existing risers.

## Design

**External works** –The condenser would be located within the small rear lightwell at basement level. This is considered a discrete position that would not harm the external appearance of the listed building. The proposed unit would not be screened, however it would be painted a brown grey (RAL 7013) to ensure it would not appear prominent.

It is considered that the location of the condenser unit would not cause harm to the appearance of the listed building. A condition should be imposed to ensure that the condenser is painted the specified colour.

**Internal works** – The internal units would be situated in such a way that they would not harm the internal appearance of the building. Those at basement, ground and 1<sup>st</sup> floor levels would be floor mounted and concealed within timber housings. Those at 2<sup>nd</sup> and 3<sup>rd</sup> floor would be in simpler steel casings.

The pipework would be located within existing risers, this is welcomed as it minimises any further damage to the historic fabric and the internal appearance of the building.

## Amenity and noise

An acoustic report has been submitted by the applicant which examines the existing environmental noise conditions and the potential impact of the plant on this. It concludes that the air condenser units would generate noise which would be within the relevant environmental noise emissions guidelines. The Council's Environmental Health Officer has been consulted on the proposal and has raised no objection to the proposal subject to the standard noise condition.

Overall it is considered that the condenser unit and associated internal alterations would not cause harm to the special interest of the listed building, the character and appearance of Bloomsbury Conservation area nor would they harm the amenity of nearby occupants and residents, in compliance with the relevant LDF policies and Camden Planning Guidance.

**Recommendation:** Grant conditional planning permission and listed building consent.

## DISCLAIMER

Decision route to be decided by nominated members on Monday 9 September 2013. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'

The Bedford Estate  
29a Montague Street  
London  
WC1B 5BL

Application Ref: **2013/2997/P**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

04 September 2013

Dear Sir/Madam

**DRAFT**  
**DECISION**

Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) Order 2010  
Town and Country Planning (Applications) Regulations 1988

### **Full Planning Permission Granted**

Address:  
**1 Gower Street**  
**London**  
**WC1 6HA**

**DECISION**

Proposal:  
Installation of condenser unit within rear lightwell to office (Class B1a).

Drawing Nos: (prefix-TPS/1GS/) B/E-A; B/VRV/P-A; G/E-A; VRV/P-A; 1/E-A; 1/VRV/P-A; 2/E-A; 2/VRV/P-A; 3/E-A; 3/VRV/P-A; R/VRV/P; R/E; EL/R/P; EL/R/E; EL/F/P; EL/F/E; S/P; EL/S/P; EL/S/E; VRV/M; VRV/J; TPS/EL/RAD; Design and access Statement (undated); Indoor Units Specification Floor Standing Unit FXLQ-MAVE (4 pages); Indoor Units Specification Concealed Floor Standing Unit FXLQ-MAVE (4 pages); Outdoor Units Specification REYQ8-48P8Y1B (4 pages); Method Statement by TPS LLP dated February 2013; Noise Impact Assessment - Report AS7322.130201.NIA1 by Alan Saunders Associates dated 1 February 2013; Conservation Assessment by dlg Architects dated March 2012; Heat Recovery VRV Schedule by TPS LLP dated February 2013.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

(prefix-TPS/1GS/) B/E-A; B/VRV/P-A; G/E-A; VRV/P-A; 1/E-A; 1/VRV/P-A; 2/E-A; 2/VRV/P-A; 3/E-A; 3/VRV/P-A; R/VRV/P; R/E; EL/R/P; EL/R/E; EL/F/P; EL/F/E; S/P; EL/S/P; EL/S/E; VRV/M; VRV/J; TPS/EL/RAD; Design and access Statement (undated); Indoor Units Specification Floor Standing Unit FXLQ-MAVE (4 pages); Indoor Units Specification Concealed Floor Standing Unit FXLQ-MAVE (4 pages); Outdoor Units Specification REYQ8-48P8Y1B (4 pages); Method Statement by TPS LLP dated February 2013; Noise Impact Assessment - Report AS7322.130201.NIA1 by Alan Saunders Associates dated 1 February 2013; Conservation Assessment by dlq Architects dated March 2012; Heat Recovery VRV Schedule by TPS LLP dated February 2013.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

**DECISION**

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

The Bedford Estate  
29a Montague Street  
London  
WC1B 5BL

Tel 020 7974 4444  
Fax 020 7974 1930  
Textlink 020 7974 6866

planning@camden.gov.uk  
www.camden.gov.uk/planning

Application Ref: **2013/3148/L**  
Please ask for: **Jenna Litherland**  
Telephone: 020 7974 **3070**

04 September 2013

Dear Sir/Madam

**DRAFT**  
**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990

### Listed Building Consent Granted

Address:  
**1 Gower Street**  
**London**  
**WC1 6HA**

**DECISION**

#### Proposal:

Internal and external alterations to include installation of 17 x indoor VRV units to all floors following the removal of existing radiators and boiler and the installation of condenser unit and associated pipe works within rear lightwell.

Drawing Nos: (prefix-TPS/1GS/) B/E-A; B/VRV/P-A; G/E-A; VRV/P-A; 1/E-A; 1/VRV/P-A; 2/E-A; 2/VRV/P-A; 3/E-A; 3/VRV/P-A; R/VRV/P; R/E; EL/R/P; EL/R/E; EL/F/P; EL/F/E; S/P; EL/S/P; EL/S/E; VRV/M; VRV/J; TPS/EL/RAD; Design and access Statement (undated); Indoor Units Specification Floor Standing Unit FXLQ-MAVE (4 pages); Indoor Units Specification Concealed Floor Standing Unit FXLQ-MAVE (4 pages); Outdoor Units Specification REYQ8-48P8Y1B (4 pages); Method Statement by TPS LLP dated February 2013; Noise Impact Assessment - Report AS7322.130201.NIA1 by Alan Saunders Associates dated 1 February 2013; Conservation Assessment by dlg Architects dated March 2012; Heat Recovery VRV Schedule by TPS LLP dated February 2013.

The Council has considered your application and decided to grant listed building consent subject to the following condition(s):



Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The condenser unit hereby approved shall be painted RAL 7013 (Brown Grey) prior to operation of the plant and retained as such thereafter, unless otherwise agreed in writing by the local planning authority.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

Culture and Environment Directorate  
(Duly authorised by the Council to sign this document)

## 2013/2997/P – 1 Gower Street

Arial Photo



Location of external unit (section)

