

Delegated Report		Analysis sheet		Expiry Date:		26/04/2013	
		N/A / attached		Consultation Expiry Date:		5/4/2013	
Officer				Application Number(s)			
Hugh Miller				2013/1288/P			
Application Address				Drawing Numbers			
124 Theobalds Road London WC1X 8RX				See draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new air conditioning units within the existing roof area of office building (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	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		N/A.					
CAAC/Local groups* comments: *Please Specify		N/A.					

Site Description

The application site is located on the north side of Theobalds Road and comprises a 7-9 storey office building. To the north is an estate of residential ex-local authority buildings that are approximately 7 storeys in height. To the west, south and east are commercial buildings. The site is not located within a conservation area and the building is not listed.

Relevant History

January 2013 PP Granted - Installation of two chiller units within existing plant area on roof of office building (Class B1a); ref. 2012/5799/P

August 1988 – PP Granted – Installation of air-cooled condenser units on roof; ref. PL/8800143.

April 1989 – PP Granted – Installation of extract pipes and air discharge ducts; ref. PL/890015.

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

DP26 – Managing the impact of development on occupiers and neighbours

DP28 (Noise and vibration)

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity / Section 4

London Plan July 2011

NPPF 2012

Assessment

Proposal

- ✓ Installation of new air conditioning units within the existing roof area of office building (Class B1a)

The two chiller units approved as a result of planning permission reference 2012/5799/P are to be utilised and this current application seeks consent for additional works to the plant area on the roof of the host building.

Design & appearance

Plant equipment

Section 3 of the DAS show photographic image of the existing chiller units in situ with all the piping and ductwork. The DAS also states that the approved units will be in the same location, with broadly similar dimensions; but they are more modern units with more efficient cooling output, more energy efficient and less noisy than the existing units.

There is existing plant on the roof and this application proposed to replace two existing chiller units of broadly similar dimensions which would occupy the same location of chillers removed; on a high-level plant deck of the rectangular area which faces towards the north-west. The proposed units have dimensions of 7,000mm in length x 2,260mm width and 2,430mm in height. The dimensions for the existing model are 7,500mm long x 2,100mm wide x 2,515 in height. The proposed plant units would set back from the roof parapet and is of similar height and they would not be visible from the public realm. The exact plant equipments are of standard gray/beige colour and they would not have any detrimental impact on the appearance of the host building and is satisfactory.

Amenity for occupiers and neighbours

Plant equipment

The closest residential units to the host building are at 1-12 Richbell House (due north-west) approximately 28m away and 98 Warner House 42m due east a commercial / office building. The noise level from the proposed roof mounted plant at all receptor locations will be more than 5dBA below the lowest existing background noise level ($L_{A90} = 41$ dBA daytime) and ($L_{A90} = 38$ dBA night-time) so meets the Camden planning conditions.

The acoustic report (Cundall) carried out a noise monitoring survey commenced over a period commencing from between 15:00 hours on October 26th and 09:30 hours on 29th October 2012. The conclusion is that the predicted noise levels will be within the plant noise limits set during the day and night time periods.

The Council's noise standards require that noise levels measured outside sensitive windows should be 5 dB(A) less than existing background levels and 10dB(A) where tonal. The Council's Environmental Health officer has assessed the submitted acoustic report, and has deemed it to comply with Camden's requirements set out in the LDF Core Strategy and Development Policies. A condition is recommended to ensure that the plant, when installed, continues to meet the Council's noise standards.

The siting, location and height of the proposed Chiller units would ensure no impact on neighbouring occupiers' residential amenity in terms of their outlook and the proposal is acceptable.

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

Recommendation: Grant Planning permission