

Delegated Report		Analysis sheet		Expiry Date:	10/04/2013		
		N/A / attached		Consultation Expiry Date:	8.3.13		
Officer			Application Number(s)				
Charles Thuaire			2013/0807/P				
Application Address			Drawing Numbers				
Victoria House Bloomsbury Square London WC1B 4DA			See decision notice				
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of an additional air-conditioning condenser unit within existing roof plant enclosure at roof level.							
Recommendation(s):		Grant 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:		Site notice and press advert expire 8/3					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC- no objection					

Site Description

Large monolithic Grade 2 listed office block on island site in Bloomsbury CA.

Relevant History

2013/0478- Installation of 1 air-conditioning unit, 3 condenser units and extract vent to the north side roof level- application yet to be determined.

2012/5565- pp 21.12.12- Installation of 1 air-conditioning unit and 3 condenser units to the roof level.

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

Assessment

The proposal involves another small air-conditioning unit within the existing plant enclosure on the south side of the flat roof. It will be placed on top of another a/c unit in the SE corner. The plant room is enclosed by louvres and any equipment inside will not be visible from either the roof or the surrounding townscape. Thus there is no impact on the conservation area.

It is not attached to any historic fabric and, in this position, has no effect on its appearance or setting thus it is considered that LB consent is not required.

The noise survey report shows that the plant noise, as measured from the nearest flat window in the neighbouring block, will be 28dBa which is well below the maximum of 48dBA allowable based on 10 decibels below background noise levels. There will be thus no impact on residential amenity.