

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>01/03/2013</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>07/02/2013</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Rachel Miller				2013/0044/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
23-27 Euston Road London NW1 2SD				Please refer to 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>							
Installation of three air conditioning condensers at rear lightwell/flat roof area and an extraction flue to rear elevation with associated ducting (Retrospective)							
<b>Recommendation(s):</b>		Approve with conditions					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>15</b>	No. of responses	<b>0</b>	No. of objections	<b>0</b>
				No. electronic	<b>0</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed on 11/01/2013, expiring on 01/02/2013 and a public notice published in the local press on 17/01/2013, expiring on 07/02/2013. No representations were received as a result of the consultation process.					
<b>CAAC/Local groups comments:</b>		King's Cross CAAC were formally consulted, however no representations have been received to date.					

## Site Description

The site is located on the corner of Euston Road and Belgrove Street and comprises ground floor units currently in use by Barclays Bank (Class A2), a Bureau du Change / Travel Agent (Class A2) and café (Class A1) with hotel use located on the upper floors. This application solely relates to the hotel use at first floor to fourth floor levels and the restaurant at ground floor level that is linked to the hotel.

The site is not listed but lies within the King's Cross Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

## Relevant History

### Planning History:

**25/06/2009** - permission **granted** subject to section 106 agreement for the change of use of ground and basement floors of part of 23 Euston Road from Class A2 (Financial and Professional Services) to Class C1 (Hotel) with ancillary bar area and associated external alterations; and change of use of the front part of ground floor of 27 Euston Road from Class C1 (Hotel) to Class A1 (Retail). Section 106 agreement not signed and therefore withdrawn by the Council 29/03/2010

**05/11/2010** - Permission **granted** for the change of use of part ground floor and basement from financial and professional services (Class A2) to Hotel (Class C1) in association with existing hotel on upper floors, with ancillary bar at basement floor level and associated alterations, including installation of new hotel entrance on Belgrove Street and alterations to the existing Euston Road including alterations to fenestration details at ground floor level. (2010/4797/P)

## Relevant policies

### **LDF Core Strategy**

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

### **LDF Development Policies**

DP22 (Promoting sustainable design and construction)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

DP28 (Noise and Vibration)

### **Camden Planning Guidance 2011:**

CPG1: Design

CPG5: Town Centres, Retail and Employment

CPG6: Amenity

### **King's Cross Conservation Area Statement 2003**

### **London Plan 2011**

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

## Assessment

### Proposal:

The application involves the retention of three air conditioning units located on the flat roof at the rear of the building and the retention of an extraction duct which runs from first floor to roof level. The air conditioning units and extraction duct were installed in 2012 at first floor level in order to serve the hotel restaurant.

The key issues to consider are:

- The impact on the character and appearance of the host building and conservation area; and
- The impact on amenity

### Impact on the character and appearance of the host building and conservation area

Policy DP24 requires all developments, including alterations to existing buildings to be of the highest standard of design and note it is expected development considered the appropriate location for building services equipment. In addition, CPG1 suggests that building service equipment where, because of its nature, if it cannot be integrated within the building it should not be a dominant feature of the building and cause visual blight.

The three air conditioning units and extraction duct are located at the rear first floor level of the building that fronts Euston Road. They are located alongside other similar plant and equipment. The condensing units and extraction duct are not excessive in size and are similar in terms of scale and design to other condensing units found in the vicinity. Following a site inspection, officers are satisfied that the condensing units and extraction duct are in an appropriate location and are not visible from the public realm and particularly not from the street scene.

The development is therefore considered acceptable in terms of its design, siting and appearance and does not cause unacceptable harm to the character of the main building or the conservation area.

### Amenity:

Policy DP26 advises that proposals will not be granted planning permission where the development has unreasonable adverse effects on the amenity of neighbours. According to Policy DP28, the Council will seek to ensure that noise and vibration is controlled and managed and will not grant permission for development likely to generate noise pollution.

The proposal is within a noisy location, right next to the Euston Road, where ambient noise levels are expected to be higher compared to residential suburbs. The applicant has submitted a Noise Impact Assessment assessing the noise levels at the nearest noise sensitive neighbouring properties. Based on the findings of the acoustics report, no objections are raised in respect of noise and vibration disturbance to neighbouring occupiers. Environmental Health raised no objections. The Council's standard 5db noise condition will be added to the decision.

### Recommendation: Grant conditional planning permission

#### Disclaimer

***This is an internet copy for information purposes. If you require a copy of the signed original please telephone Contact Camden on (020) 7974 4444***