

Delegated Report		Analysis sheet		Expiry Date:		15/01/2013	
		N/A / attached		Consultation Expiry Date:		27/12/2012	
Officer				Application Number(s)			
Sam Fowler				2012/4889/P			
Application Address				Drawing Numbers			
Corinthian House 279 Tottenham Court Road London W1T 7RJ				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of condenser unit in plant enclosure at roof level in connection with existing offices (Class B1).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Advertised: 06/12/2012, expired: 27/12/2012 Site notice: 30/11/2012, expired: 21/12/2012					
CAAC/Local groups comments:		Bloomsbury CAAC: Photos of the existing would have been helpful					
Site Description							
Corinthian House is listed Grade II on a corner site to Tottenham Court Road (main entrance) and New Oxford Street. It comprises a steel frame faced in stone of 7 storeys with 7 bays to New Oxford Street and 3 to Tottenham Court Road. The building is neo-Classical in inspiration with the New Oxford Street elevation arranged symmetrically with six giant Corinthian pilasters rising from first to third floor supporting an entablature with projecting cornice flanking metal framed windows (encased							

internally by secondary glazing) and recessed end pavilions with two pilasters each. It is located in the Bloomsbury Conservation Area.

Relevant History

2004/2753/L – Planning Permission was granted in June 2005 for the application of the property name in stainless steel letters above the entrance at ground floor level.

2005/3260/A & 2005/3288/L – Planning Permission was refused in May 2005 for the display of internally illuminated high level sign.

2005/3371/L – Planning Permission was granted in September 2005 for the submission of details of method of fixing of individual letters to existing metalwork pursuant to condition 4 of listed building consent dated 5th August 2005 (ref. 2004/2753/L) for stainless steel letters on the nameplate above the entrance at ground floor level.

2008/2248/P & 2008/2378/L – Planning Permission was granted in August 2008 for alterations to the entrance to offices on upper floors and refurbishment of interior common parts at ground, fourth, fifth and sixth floors.

2008/4228/P & 2008/4328/L – An application for replacement of existing roof top condenser units, serving the fourth, fifth and sixth floor levels was withdrawn in November 2008 as they would be harming the special character of the Conservation Area in the proposed location.

2008/5659/P & 2008/5874/L – Planning Permission and listed building Consent granted on 14th January 2009 for the installation of new roof top condenser units serving the fourth, fifth and sixth floor levels.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS1 (Distribution of growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies:

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance 2011

CPG1 (Design)

CPG3 (Sustainability)

CPG6 (Amenity)

Bloomsbury Conservation Area Appraisal and Management Scheme 2011

National Planning Policy Framework 2012

Assessment

Proposal

The applicant is proposing to undertake the removal of an existing split type condenser that is mounted on the roof compound wall and place it on existing steel structures that surround the outside of 5 roof mounted condenser units. New pipes would be installed as well, and located alongside the existing pipework for the other condenser units.

Considerations

Design

Policy DP24 which requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building and Policy DP25 which requires new development to both preserve and enhance the character and appearance of conservation areas.

In terms of external works, the only development proposed would be the removal and installation of the condenser unit. It is generally considered that the removal and installation of the condenser unit is acceptable. This is due to the location of the condenser unit, as it would be sited within an area of the building that would not be visible from the public realm. In addition, it is replacing like for like, so there is clearly an established precedent in the area for this type of development. It would therefore not be to the harm of the Listed Building either.

In regard to any internal works, the proposed pipe would be located alongside existing pipework, and it would not warrant any works to the historical fabric of the building in order to accommodate the new pipe. In conclusion, the proposal is of an acceptable design, bulk, form, and retention of historic fabric, and in terms of the impact to the appearance and character of the listed building, it is considered acceptable and in accordance with policies DP24 and DP25.

Amenity

The proposed condenser unit would be replacing like for like, and is the only external development proposed. Therefore the level of noise emanating from the development would not increase as a result from the new condenser. Further to this, a noise report was submitted and checked by an Environmental Health Officer, and it was deemed that the proposal would be suitable. Due to the location of the condenser, and that it won't be visible from any neighbouring properties, the proposal would therefore not cause any loss of sunlight, daylight, outlook or privacy either, and is therefore in accordance with the guidance set out in CPG6 and Policy DP26 of the LDF.

Recommendation: Grant planning permission

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