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| Delegated Report | | Analysis sheet | Expiry Date: | 07/12/2012 |
| | | N/A | Consultation Expiry Date: | 22/11/2012 |
| Officer | | Application Number(s) | | |
| Craig Raybould | | 2012/5364/P | | |
| Application Address | | Drawing Numbers | | |
| Toye Kenning & Spencer Ltd 19 Great Queen Street London WC2B 5BE | | Refer to draft decision. | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Installation of 1 x air conditioning unit and 4 x fan condenser units to the first floor roof level (Class A1). | | | | |
| Recommendation(s): | | Grant planning permission. | | |
| Application Type: | | Full Planning Permission | | |

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| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 19 | No. of responses | 00 | No. of objections | 00 |
| | | | No. electronic | 00 | | |
| Summary of consultation responses: | <p>A press notice was printed in the Ham & High newspaper from 01/11/2012 to 22/11/2012.</p> <p>A site notice was displayed from 26/10/2012 to 16/11/2012.</p> <p>No responses from neighbouring properties have been received.</p> | | | | | |
| CAAC/Local groups* comments: *Please Specify | <p>Covent Garden Community Associated Object to the principle of a large Sainsbury's supermarket in Covent Garden as it put hardship on local traders and compromise the feel of the CA.</p> <p><i>Officer comments: No objection has been raised in respect of the proposed plant and machinery. The objection relates to the principle of a large branded supermarket.</i></p> <p>Covent Garden CAAC Object on the grounds that:</p> <ul style="list-style-type: none"> - the plans do not show the impact of the proposals on the front elevation of the property; and - the proposals result in the proliferation of energy consuming equipment. <p><i>Officer comments: The proposals are contained within an internal lightwell and are not visible from the street. Plans of the front elevation are not necessary.</i></p> | | | | | |

Site Description

The site comprises of a five-storey, mid-terraced office building with shop unit at ground floor and basement levels. It is located on the north west side of Great Queen Street which lies on the boundary between the London Boroughs of Camden and Westminster.

Great Queen Street runs from Kingsway to Drury Lane. 19-21 Great Queen Street is unlisted and the site is located in the Seven Dials Estate Conservation Area. It is identified as a building which makes a positive contribution to the area.

Relevant History

2008/4915/P – Erection of a plant enclosure at roof level, vents and fans at rear second floor flat roof level, a new duct on the rear elevation. New rooflights and alterations at roof level plus minor elevational alterations to the existing office building. **Approved 23/12/2008**

2009/2884/P - Replacement of the front ground floor entrance to upper floor offices. Approved **10/08/2009**

2012/5304/P - Alterations to shopfront including new access ramp and replacement pavement lights to the ground floor front elevation associated with shop unit (Class A1). Approved **03/12/2012**

2012/5305/P - Installation of an Automated Teller Machine (ATM) to shopfront (Class A1). **Refused 30/11/2012.**

2012/5309/A - Display of 1 x externally illuminated fascia and projecting signs. **Approved 03/12/2012.**

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

LDF Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's Heritage)

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

DP28 (Noise and vibration)

Seven Dials Estate Conservation Area Statement (1998)

Camden Planning Guidance

CPG1 (Design)

CPG6 (Amenity)

The London Plan (2011)

The NPPF (2012)

Assessment

1. Proposals

1.1 The application proposes the installation of an air-conditioning unit within a louvred acoustic enclosure and a four-fan refrigeration condenser unit at rear first floor level in an enclosed lightwell.

1.2 The key planning considerations associated with the proposals are:

- Design; and
- Amenity.

2. Analysis

Design

2.1 The proposed plant would be located at first floor level in the rear lightwell which is located centrally within the building. In this location the plant would not be visible from the street and with the only private views being those from the upper floors of the application site. The proposals are considered to have a minimal affect on the appearance of the building and no impact on the character and appearance of the Seven Dials Conservation Area. This complies with LDF policies CS14, DP24 and DP25.

Amenity

2.2 Policies CS5, DP26 and DP28 seek to protect the Amenity of the Borough's residents from the negative affects of new development, including from noise generated by plant and machinery. Table E of DP28 sets out that proposals including plant and machinery that would generate noise of *more than* 5db less than ambient background noise levels will not be granted planning permission.

2.3 The application site itself is surrounded by residential properties, although the proposed plant would be located within in an enclosed internal lightwell which does not directly border any residential properties.

2.4 An Environmental Noise Survey Report by Hann Tucker Associates (dated 3rd September 2012) has been submitted. The Report proposes that the air-conditioning unit would operate between the hours of 06:00 and 00:00 and the refrigeration plant would operate 24 hours a day.

2.5 The Survey concludes that the proposed plant would not generate noise of 5db less than ambient background noise measured to within 1m of the nearest noise sensitive property when during both daytimes and night-times. This meets with policies CS5, DP26 and DP28.

2.6 Plant and machinery has the propensity to weather over time and for parts to fail causing the noise they generate to increase. To ensure that this does not affect the amenity of neighbouring residents, it is recommended that a condition be attached to any consent requiring that the noise emitted by the approved plant and machinery does not exceed the Council's noise limits in perpetuity.

3. Recommendation: Grant planning permission.

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