

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		17/09/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		23/08/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Craig Raybould				2012/3827/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
People Science & Policy Ltd 29 Argyle House Euston Road London NW1 2SD				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 an air condensing unit on existing flat roof associated with office use (Class B1a).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	08	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A press notice was placed in the Ham & High newspaper from 02/08/2012 until 23/08/2012.  A site notice was displayed from 27/07/2012 to 17/08/2012.					
<b>CAAC/Local groups comments:</b>		The King's Cross CAAC were consulted on the proposals on 25/07/2012.  No response has been received.					

## Site Description

29-31 Euston Road is a part 4, part 5 storey (plus basement) building located at the junction of Euston Road and Argyle Street. The property is currently in mixed use with a fast food restaurant (Class A3) and retail bank (Class A2) at ground floor level and office use on upper floors (Class B1a). The upper floors are currently being refurbished for a new commercial tenant.

The building is finished with Portland Stone at ground floor level and a red/brown brick on upper floors. Windows are dressed with decorative stone surrounds and there is stone corning at second floor level.

The property is located within the King's Cross/Euston Road Central London Frontage and within the Kings Cross St Pancras Conservation Area.

## Relevant History

9560072 – Conservation Area Consent was granted on 15/09/1995 for the demolition of part of two window cills in connection with a planning application to install a new and relocate an existing cash point machine.

9500592 – Planning permission was granted on 15/09/195 for minor external alteration including the part-lowering of two window cills in connection with the installation of a new cashpoint machine and the relocation of an existing one.

2005/0239/P – Planning permission was granted on 13/04/2005 for the change of use of part of existing ground floor restaurant use (Class A3) and 1st, 2nd and 3rd floor office use (Class B1) to 48 bedroom hotel use (Class C1); incorporating an infill rear extension on the 1st, 2nd and 3rd floors with consequential alterations to the ground floor rooflights and removal of the fire escape; and alterations to the Argyle Street ground floor elevation to accommodate an entrance lobby.

2005/3163/P – Planning permission was granted on 10/02/2006 for the erection of two storey roof extension at fourth and fifth floor levels to provide hotel (Class C1) accommodation as an extension to the hotel use of part ground and first to third floor levels that was granted planning permission on 13/04/05 (ref: 2005/0239/P).

## 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)

### Camden Planning Guidance

CPG1 (Design)

CPG6 (Amenity)

### King's Cross / St. Pancras Conservation Area Statement (2003)

The London Plan (2011)

The NPPF (2012)

## Assessment

### Proposals

This application proposes the installation of an air-condensor unit on the fourth floor flat roof to the rear of the building. The proposed ACU measures 1.2 x 1.2 x 0.7m. The applicant has advised that the equipment will be operational between the hours of 8am and 6pm only. An environmental noise survey and plant noise assessment has been submitted with the application (carried out by Sandy Brown reference 12291-R01-A dated 7 September 2012) which sets out the ambient background noise levels and the proposed noise levels of the ACU.

The key planning considerations arising from these proposals are:

- The impact of the proposals on residential amenity; and
- The visual impact of the proposals on the appearance of the building and the character and appearance of the King's Cross/St Pancras Conservation Area.

### Analysis

#### Amenity

Air-conditioning equipment has the propensity to generate noise and vibration, which can cause disturbance to the amenity of noise sensitive properties. One of the Borough's clear policy priorities is to preserve the amenity of Camden's residents. Policies CS5 and DP26 explain that permission will only be granted for development that does not cause harm to amenity.

The proposed ACU would be cited on the fourth floor roof to the rear of the property. The nearest noise sensitive property to this location are residential units located at the junction of Euston Road and Belgrove Street, at a distance of approximately 15m from where the ACU would be cited.

The noise survey and plant noise assessment carried out by Sandy Brown (ref: 12291-R01-A) confirms that the proposed ACU would meet the Council's noise standards set out in Table A (Policy DP28). The proposals would therefore not have a negative effect on the amenity of nearby properties.

To ensure that this remains the case it is recommended that conditions be attached to any consent limiting the noise and vibration emitted by the unit in perpetuity, and to limit the hours of operation of the equipment in accordance with those set out by the applicant (i.e. from 8am to 6pm only). This will ensure that should the equipment weather or deteriorate in future, as can be the case, appropriate conditions can be enforced to protect residential amenity.

#### Visual impact

Policies CS14 and DP24 aim to secure the highest standards of design in all new development having regard to character, context and visual interest. The accompanying Development Policies text (para 24.18) explains that building servicing equipment such as air-cooling machinery should be located in visually inconspicuous locations. Policy DP25 aims to conserve Camden's heritage. It states that development in conservation areas will only be permitted where the character of the area will be preserved and enhanced.

The proposed ACU would be located to the rear of the property at fourth floor level and would not be visible from the street. The only views of the equipment would be from a small number of residential units to the rear of Belgrove Street. Having regard to the existing views to the rear which are typified by the presence of servicing equipment, the proposed ACU is not considered to negatively affect outlook.

The proposed ACU is considered to be located in an appropriate position that would not affect the visual appearance of the building or the character of the King's Cross/St Pancras Conservation Area. This meets with policies CS14, DP14 and DP25.

### Recommendation

Grant planning permission subject to conditions limiting noise, vibration and hours of operation.

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