

Delegated Report		Analysis sheet		Expiry Date:		17/09/2012	
		N/A		Consultation Expiry Date:		30/08/2012	
Officer				Application Number(s)			
Nicola Tulley				2012/3935/P			
Application Address				Drawing Numbers			
55 Loudoun Road London NW8 0DL				Refer to decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 3 louvres in north elevation at ground floor level in connection with existing offices (Class B1).							
Recommendation(s):		Approve planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	18	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		<p>A site notice was displayed from 01/08/2012 to 22/08/2012. A notice was placed in the Ham & High on 09/08/2012.</p> <p>No letters of comment or objection have been received to date.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>		No local groups have commented to date.					
Site Description							
<p>The application site relates to a four storey office block which fronts onto Loudoun Road with Alexandra Place located to its rear. The site is within Alexandra Road conservation area.</p> <p>The Alexandra Road Estate Conservation Area Appraisal and Management plan note that Numbers 49 – 59 Loudoun Road were originally comprised at ground floor level by workshop units but is now occupied by office accommodation. Behind and above the site are maisonettes and split level flats. The subject site is considered to provide a positive contribution to the character and appearance of the conservation area.</p>							

Relevant History

Full planning application, reference 2012/0445/P, was withdrawn: Installation of 3 louvres in north elevation to facilitate relocation of external air conditioning units within building in connection with existing offices (Class B1).

EN05/1099: Two large ventilation systems: not expedient to take enforcement action.

Full planning permission (9500624) was granted for: Construction of access ramp on forecourt of office. as shown on drawing numbers 3528 and one unnumbered drawing as revised by letter dated 23rd June 1995.

Relevant policies

The London Plan: Spatial Development Strategy for Greater London: 2011

LDF Core Strategy and Development Policies 2010

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 neighbours

DP28 Noise and vibration

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Alexandra Road Estate conservation area appraisal and management strategy 2000

Assessment

Proposal and background

The application site has existing plant on the side elevation adjacent to Number 30 Alexander Place which has caused undue noise and disturbance to nearby residential units. An enforcement case was opened in relation to the externally mounted A/C units, reference EN05/1099, however no further action was taken. The applicant has proposed the reconfiguration of plant servicing the office accommodation through: replacement of plant room ventilation supply and exhaust fans; repositioning of 2x existing external condensers and new condenser unit to be installed within the remodelled plant room.

The works proposed will ensure that existing external AC units will be located within the existing plantroom with the installation of 3x louvres in the north (side elevation) of the plant room. The reconfiguration of the plant room will include replacing internal walls which separate the existing office accommodation with the plant room.

This application is a resubmission of a withdrawn scheme, reference 2012/0445/P. During the course of assessment officers had finalised details of noise and vibration but sought further evidence as to whether the size of the external louvers could be reduced. The application was withdrawn as the agent sought to explore different options in an attempt to reduce the size of the louvers.

Through further investigation of the internal plant, in combination with the specification of air conditioning units, acoustic consultants concluded that the size of the louvers could not be reduced. Initially, additional tree planting was proposed to help soften and improve the local environment. However, in consultation with Transportation and Tree Officers this option would likely prove difficult in consideration of: reducing footpath widths, underground infrastructure, and securing maintenance.

Design and appearance

The elevation to which this proposal relates has three existing externally mounted AC units, access door to ground floor plant room and side access to ground floor offices. The three louvres proposed would result in the removal of external plant and plant room access door, louver dimensions: 1x (0.95m x 2.17m x 1.5m) and 2x (2.5m x 2.175m x 1.5m).

The conservation area statement states that there are long views of the site from both directions on Loudoun Road and highly visible from Alexandra Road to the east. The negative features of the locality include: poor

signage and shopfront security; prominent unsightly metal flue to the rear of units 61-83 Loudoun Road; poorly designed canopy; solid roller shutters; and graffiti. The three louvres proposed would be clearly visible in the streetscape of Loudoun Road but in an attempt to reduce their dominant appearance the applicant has proposed a similar detailed concrete surround, so as to match existing louver openings on Loudoun Road. The louvres would be finished in a powder coating which should match the surrounding environment as closely as possible.

The agent has proposed a scheme of planted over ivy, to grow over the section of wall where the louvres are proposed. An example of a similar successful scheme had been submitted to illustrate its appearance. Officers consider that the proposed area of planting would improve the attractiveness of this part of the conservation area in accordance with policy DP25 of Camden's LDF.

In consideration that the large A/C units do not preserve or enhance the character and the appearance of the conservation area and cause disturbance to neighbouring occupiers their removal is welcome. The louvres proposed would seek to match the character and appearance of the immediate streetscape as closely as possible and on balance considered acceptable in relation to policies: CS14; DP24 & DP25 of Camden's LDF, when viewed in combination with the removal of existing A/C units.

Noise impact

A report for 'Proposed Sound Insulation Measures' produced by Acoustics Plus has been submitted to support the proposals.

Installed treatment

Acoustic walls: The report states that a dense mineral fibre batt (140-200kg/m³) should be inserted into any cavity created between the newly created noggins.

Plant:

3x Mitsubishi FDCA 140 EXA4 @ 53dba @ 1m
2x Mitsubishi FDCA 140 HKEN4 @ 53dba @ 1m
1x Mitsubishi FDCA 151 HEN @ 48dba @ 1m
1x Mitsubishi FDCA 251 HEN @ 48dba @ 1m
1x Mitsubishi PUHY EP400SHM @60dba @ 1m
12 Flakt Woods 50JM/20/4/6/22 fans @54 dba @3m
Acoustic louvres: 1: acoustic ventilation louver; 2: air intake acoustic louver; 3: acoustic exhaust louver.

Noise sensitive properties : The nearest noise sensitive property to the louvres has a window approximately 2m from the proposed panel of exhaust louvres and 5m from supply louvres.

Measurements of background noise level were obtained over a 24hr period; however it was anticipated in the survey that the operational hours will be on a demand basis during the period of 07:00 to 19:00. In this case the criterion of 10dba less than the background noise measurement was deemed appropriate. In the prediction of noise impact consideration was taken to the noise egress from the plant room through the discharge louvres.

To comply with policy DP28 the noise level at the nearest openable window at Number 58 Loudoun Road should not exceed 37dba, calculated over the anticipated operational hours of the plant room. The air intake side servicing the plantroom would be 29dba and the outlet side would be 36dba. The calculation for these ventilation units and plant is based upon the use of a single bank of acoustic louvres at the points of intake and discharge and the use of lining panels on walls and acoustic door to control reverberation and reflected sound.

In consultation with Environmental Health officers the proposals are considered acceptable by condition to ensure: hours of operation; maintenance of acoustic isolation; anti-vibration mounts; and recommended noise condition by Acoustics Plus (10db below background noise level).

Conclusion : The relocation of external AC units into the existing plant room, installation of 3x louvers, replacement of ventilation supply and exhaust fans and new condenser unit within the remodelled plant room complies with the requirements of policy DP28 providing that the internal acoustic treatment is carried out in all respects of the detail submitted and no alteration to the acoustic louvres or plant as stated within the noise report. Conditions would secure limited time period for operation, acoustic and vibration treatment and ongoing maintenance of the equipment in order to meet the Council's noise requirements.

Recommendation : Approval subject to condition.

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