

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		24/05/2012	
		N/A		<b>Consultation Expiry Date:</b>		10/05/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Jenna Litherland				2012/1022/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
University College London Roberts Building London WC1E 7JE				Refer to draft 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 a condenser unit on roof of west wing.							
<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	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site notice displayed from 10/04/2012 until 01/05/2012. Advertised in the Ham and High 19/04/2012.  No representation received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC: Comment. The new unit should be located as far back from the perimeter of the building to limit potential impact.					

## Site Description

The application relates to a six storey building with plant accommodation at roof level within the UCL's campus on the north-eastern side of Gower Street at the junction of Gower Street and Torrington Place in the Bloomsbury Conservation Area. The building is used for teaching and research purposes.

The surrounding area has other buildings associated with the University College London. The application building is not listed but regarded as making a positive contribution to the character and appearance of the conservation area in the Bloomsbury Conservation Area Appraisal and Management Strategy. There is a terrace of Grade II listed buildings on the west side of Gower Street that extends from University Street to Torrington Place.

## Relevant History

2008/5200/P: Increase in height of fumes cupboard extract stacks at roof level and associated works. Granted 10/03/2009.

## Relevant policies

### **LDF Core Strategy and Development Policies**

CS4: Areas of more limited change

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 occupiers and neighbours

DP28: Noise

### **Updated Camden Planning Guidance 2011**

#### **CPG1 - Design**

## Assessment

Planning permission is sought for the installation of a condenser unit on the roof of the West Wings of the Roberts building. The proposed condenser unit would have a height of 1.7 metres, a width of 1.3 metres and a depth of 0.75 metres. It would be set away from the front elevation at roof level by 1 metre and away from the main front building line by 3.5 metres.

## Visual Impact

Given the small scale of the proposed units relative to the scale of the host building and that the proposed unit is set back from the front building line it is considered that it would not be visible from the public realm. The unit would be visible from the upper floors of the buildings on the opposite side of Gower Street, however considering the presence of other plant and machinery on the roof of the building and the small scale of the proposed unit it would not appear prominent or out of keeping. It is considered that the proposal would not be detrimental to the appearance and character of the host building or the wider Conservation Area.

## Amenity

An acoustic report has been submitted by the applicant that demonstrates that an environmental noise survey has been carried out. It concludes that the condenser unit would generate noise which would be within the relevant environmental noise emissions guidelines. A condition would be attached to any permission to ensure that the air conditioning unit would meet the Council's minimum noise standards.

## Summary

Overall it is considered that the condenser unit would not cause harm to the character and appearance of the surrounding area of the existing building, nor would it harm the amenity of nearby occupants and residents in terms of noise, in compliance with the relevant LDF policies and Camden's supplementary planning guidance.

**Recommendation:** Grant conditional permission

### Disclaimer

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