

Delegated Report		Analysis sheet		Expiry Date:		05/04/2012	
		N/A / attached		Consultation Expiry Date:		15/03/2012	
Officer				Application Number(s)			
Rob Tulloch				2011/5945/P			
Application Address				Drawing Numbers			
Space House 1 Kemble Street London WC2B 4AN				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of an air handling unit at roof level and associated equipment, including alterations to provide steel walkway and hand rails, pipework and relocated staircase in connection with existing office use (Class B1).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Application					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
Summary of consultation responses:		Site notice 15/02/2012 - 07/03/2012 Press advert 23/02/2012 No responses received					
CAAC/Local group comments:		Kingsway CAAC have no comment Covent Garden Community Association objected that the proposal did not meet the Council's noise standards and did not consider the adjacent Peabody Estate. The applicants amended their report which was sent to the Association who subsequently withdrew their objection.					
Site Description							
The application site is a 16 storey circular office building located between Keeley Street and Wild Street and linked via a bridge to 43-59 Kingsway. It does not lie within a conservation area, but is to the south of the Seven Dials and Kingsway Conservation Areas and the grade II listed 63 Kingsway.							
Relevant History							
None							
Relevant policies							
LDF Core Strategy and Development Policies 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 and vibration							

Assessment

1 Proposal

- 1.1 The proposal is for rooftop plant. The originally submitted acoustic report did not conform with the Council's noise standard and the report has subsequently been revised. The main issues are:
- design
 - amenity

2 Design

- 2.1 The proposal is for new air handling unit and associated equipment. The roof has existing plant located at the centre of the roof surrounded by a circular access walkway. The walkway is 7m in from the edge of the roof. Due to the height of the building and the setting of the new plant away from the edge of the roof, the plant would not be visible from street level. Any views from neighbouring tall buildings, outside and from within neighbouring conservation areas, would be against the backdrop of existing plant.
- 2.2 As such the proposal is not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

- 3.1 The application site is significantly taller than surrounding buildings. The original acoustic report did not meet the Council's noise standards and treated the adjacent office building as the closest sensitive location. The report was subsequently revised to meet the standards and identifies the closest residential building as Block N of the Peabody Estate 35m away, and the closest office within the host building itself 18m away. The revised report theoretically meets the Council's noise standards and is acceptable to the Council's Environmental Health officers with standard conditions; ie. It shows that the quietest background noise level at night time is 38dBa while the anticipated noise levels at the nearest flat window is 20dBa, which is in compliance with our requirements for 10 decibels below background levels.
- 3.2 As such the proposal is not considered to harm the amenity of adjoining occupiers and would comply with policies CS5, DP26 and DP28 of the LDF and Camden Planning Guidance.

4 Recommendation: Grant Planning Permission

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