

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		26/12/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		01/12/11	
<b>Officer</b>				<b>Application Number(s)</b>			
Angela Ryan				2011/5174/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Craven House 121 Kingsway London WC2B 6PA				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>							
Infill extension to two lightwells between first and fifth floor levels on south and north elevations, including removal of the external staircase on the south elevation; partial demolition of rooftop plant room, and the installation of 7 new condenser units and acoustic metal louvres at 6 <sup>th</sup> floor roof level in connection with existing office use (Class B1).							
<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	8	No. of responses	1	No. of objections	0
				No. electronic	0		
<b>Summary of consultation responses:</b>		A site notice was displayed from 07/12/11 to 28/12/11 and a public notice displayed in the local press from 15/12/11 to 05/01/11. No comments or letters of objection have been received to date.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p><b>Kingsway CAAC:</b> Commented, raising concerns about the impact of the new condenser units and acoustic metal louvres at roof level and their potential detrimental visual impact. They consider that it is up to the application to demonstrate via view studies that this will not be the case (<b>Officer's response:</b> see design section of this report).</p> <p><b>Covent Garden Community Association:</b> Raises no objection to the proposal.</p>					

### Site Description

The site comprises an 8 storey plus basement building built in 1906, which rises up to 6 storeys at the rear. It is located on the west side of Kingsway within a terrace of similar type buildings. There is currently vacant A1 retail floorspace on the basement and ground floors of nos. 119 and 123 Kingsway, with offices located above. No. 121 Kingsway is currently in sole office use on all floors

(ground to eighth storeys). The area is characterised by mixed A1, B1 and A3 uses.

The site is not a listed building but lies within the Kingsway Conservation Area and is listed as making a positive contribution to the character and appearance of the conservation area.

### **Relevant History**

2010/5058/P Change of use of 2nd and 5th floors from office use (B1) to alternative use for either educational use (Class D1) or offices (Class B1) - approved 02/12/2010

### **Relevant policies**

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

##### **Core strategy:**

**CS1** – (Distribution and growth)

**CS5** – (Managing the impact of growth and development)

**CS14** – (Promoting high quality places and conserving our heritage)

##### **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 2011**

#### **Kingsway Conservation Area Statement 2001**

### **Assessment**

#### **Proposal:**

The applicant proposes to erect a five storey infill extension between two lightwells located on the north and south elevations of the building. It is also proposed to partially demolish an existing roof top plant room in order to accommodate 7 external condenser units to be concealed behind acoustic metal louvres at 6<sup>th</sup> floor roof level.

The lightwell currently serves a corridor between the front and rear of the site. The infill extensions are proposed to rationalise the floorspace in order to create open plan offices on the north side and enlarged WC's on the south side as the current floor plates are fairly small. The current uses of the building will be retained. The 6<sup>th</sup> floor will accommodate an open plan office. The proposed infill extensions would also rationalise circulation at all levels as currently the accesses are disjointed. The proposal would result in increasing internal floorspace by approximately 65.2m<sup>2</sup> bringing the total internal floorspace to 1,770.2m<sup>2</sup> of office floorspace.

The key issues to consider are:

-The impact of the development on the character and appearance of the host building and conservation area; and

- The impact of the development on neighbouring amenity

#### **Design:**

The infill extensions are located to the rear of the site on the north elevation (facing the flank wall of Aviation House) and the south elevation (facing Parker Street). To the north side the extension will be 14.2m high, 2.6m wide and 6.2m long resulting in a 37m<sup>2</sup> extension, and on the south elevation it will be 14.2m high, 2.6m wide and 5.8m long, also creating an extension of approximately 37m<sup>2</sup>. Both infill extensions will align with the existing rear sections of the building rising up to five storeys and will

follow the pattern of the existing mansard roof at 5<sup>th</sup> floor level. The extensions are proposed to match the materials of the existing building which is of white glazed brickwork, with a lead lined mansard roof.

Given that the infill extensions are proposed to match the design and materials of the existing building no design issues are raised. The infill extensions are also located on a minor façade and are not visible from the wider public realm albeit they will be visible from the openings in the rear and side elevations of the surrounding buildings. The infill extensions are considered to be of a minor nature and are considered will not detract from the architectural composition of the host building or the character and appearance of the Kingsway Conservation Area and is thereby considered to be appropriate in this instance.

The proposal would result in the removal of an existing external escape staircase located in the existing lightwell on the south elevation of the application site. In light of this upgraded fire protection measures are proposed to be installed to the main internal staircases. This element of the proposal will be closely monitored by Building Control.

The existing plant housing is of corrugated iron and the proposed acoustic louvers which would obscure the new condenser units are to be of powder coated polyester. The louvres will wrap around the existing lift housing and obscure the lift housing as well as the proposed and existing plant equipment thus providing a more uniformed appearance than that which already exists. The screen will be set back approximately 3.9m from the front elevation, and would not be readily visible from the street by virtue of the building's height rising up to eight storeys and therefore no design issues are raised in respect of this element of the proposal.

#### **Amenity:**

There are windows in the flank wall of the building (Aviation House) facing the north elevation of the application site. A site inspection ascertained that the rooms were being used for commercial purposes. The application site already results in blocking out a percentage of natural daylight to these rooms and the infill extension on the north elevation would result in a further loss of light. However, the loss of daylight would be minimal and no objections have been raised in respect of the proposal. Given that the windows in the flank wall of the adjoining buildings are south facing it is considered that they would benefit from a satisfactory level of sunlight in the summer months. The south elevation looks out onto the existing office development at the application site, and would not cause any loss of light it is therefore the considered that the proposed development would not have any adverse impact on the neighbouring buildings.

Seven new condenser units are proposed at roof level of the eight storey section of the building. The information contained in the acoustic report is considered to be satisfactory. The noise levels were monitored for a 24 hour period and data stored at 15 minute intervals. The nearest sensitive façades are the offices located either side of the application site. There are residential premises situated approximately 50m away in Newton Street which will not be affected. The information submitted in the acoustic report concludes that the lowest background noise level in the daytime is 54.9 L<sup>A90</sup> and at night time 52.1 L<sup>A90</sup> in accordance with BS4142:1997, and the plant when installed would not exceed 49.9L<sup>Aeq</sup> in the daytime and 47.1L<sup>Aeq</sup> in the night time in accordance with BS4142:1997, which would result in noise levels being 5dbA lower than the lowest background noise levels at all times. The Council's specialist Environmental Health Officer has advised that the Council's noise condition will be met by the existing plant, subject to relevant conditions being attached to the decision notice in order to protect the future amenity of nearby occupiers.

**Recommendation: Approve**

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