

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		08/11/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		14/10/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Gavin Sexton				2011/4495/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
16-18 Morwell Street London WC1B 3EG				Refer to decision			
<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 two replacement air condenser units at roof level in connection with use of the building as educational facility (Class D1).							
<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 No. electronic	00 00	No. of objections	00
<b>Summary of consultation responses:</b>		<p>A site notice was placed on 23<sup>rd</sup> Sept for three weeks and a press notice was advertised on 23<sup>rd</sup> Sept.</p> <p>No responses were received.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		<p><b>Bloomsbury CAAC:</b></p> <p>"Since the proposal is for like for like we do not object."</p>					
<b>Site Description</b>							
<p>The site is located on the east side of Morwell Street and comprises a contemporary four storey purpose built office building that was constructed in 1990's. The building's construction is a concrete frame with white rendered masonry walls and painted metal windows.</p> <p>The property is not listed however to the rear of the property lies 37 Bedford Square that is a Grade I listed building. It stands across the back yards/gardens of the Bedford Square buildings and occupies the site of what would have been the ancillary service buildings fronting the access street to the rear. The site is located within Bloomsbury Conservation Area. The building is not identified as making a positive contribution to the conservation area.</p>							
<b>Relevant History</b>							
June 2011: permission granted (2011/2140/P) for "Installation of 2 x air intake ducts and 3 x exhaust flues at roof level associated with part use of basement level as a workshop for model making ancillary to building's part use for educational purposes (Class D1).							

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy

CS1 Distribution of 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

#### Supplementary Planning Guidance

Camden Planning Guidance 2011

Bloomsbury (1) revised draft published April 2008

Bloomsbury – West Side (1a)

## Assessment

The key issues relate to the impact of the proposed plant on :

- the character and appearance of the building and the Conservation Area and
- the amenity of neighbours

### Design

The proposed units would replace existing upright condenser plant on the roof. The plant is screened from views on the street by the setback at roof level, its height relative to the parapet and the acoustic/visual screen which surrounds the plant. The replacement units would not be visible from the street and any visual change from the existing would only be marginally perceptible from nearby upper floor windows. The replacement plant would not harm the character and appearance of the Conservation Area or the neighbouring listed buildings.

### Amenity

An acoustic report has been submitted in support of the application. It identifies that the plant would operate 24 hours a day. Two 24 hour noise surveys were undertaken on the third floor at the rear of 36 and 37 Bedford Square. The nearest noise sensitive facades appear to be windows in the rear elevation of Bedford Court Mansions located approx 19m from the application site. Although the report indicates that one of the noise readings was taken from the rear of 36 Bedford Square the rear of this property is a similar distance away from the plant as the rear elevation of Bedford Court Mansions. The report compares the acoustic performance of the replacement equipment with the existing plant. It states that the new plant would be 3dB louder than the existing but would still fall more than 10dB below ambient night-time noise levels and should meet the Council's minimum noise standards.

The Council's standard noise condition would be attached to ensure that this is the case.

**Recommend:** Grant planning permission

### Disclaimer

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