

Delegated Report		Analysis sheet		Expiry Date:		31/10/2011	
		N/A		Consultation Expiry Date:		13/10/2011	
Officer				Application Number(s)			
Jenna Litherland				2011/4497/P			
Application Address				Drawing Numbers			
170 Tottenham Court Road London W1T 7HA				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of two air conditioning units at roof level and louvre to third floor level window on courtyard elevation in connection with the existing offices (Class B1).							
Recommendation(s):		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	33	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site Notice displayed from 16/09/2011 until 07/10/2011. Advertised in the Ham and High on the 22/09/2011. No representations received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC: No comment					

Site Description

The site is occupied by a 7-storey building located on the corner of Tottenham Court Road and University Street. The building is not listed but is located within Bloomsbury Conservation Area. The application relates to the 5th and 6th floors which are currently being converted to 36 units of out-patient accommodation closely associated with and managed by UCLH.

Relevant History

2011/4492/P: Installation of two air conditioning units and air handling unit at roof level in connection with the existing offices (Class B1). **Currently under consideration.**

2011/4069/P: Change of use of fifth and sixth floor level from serviced apartment use (Sui Generis) to out patient accommodation (Sui Generis), erection of roof level extension to provide fire escape routes and new street level entrance doors on north elevation. **Granted subject to S106 agreement 03/11/2011**

Relevant policies

LDF Core Strategy and Development Policies

CS5: Managing the impact of growth and development

CS4: Areas of more limited change

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

Proposal

Consent is sought for the installation of two air conditioning units at roof level and a louvre to third floor level window on courtyard elevation in connection with the existing offices (Class B1).

Assessment

This application has been submitted alongside another application (ref: 2011/4492/P) for a similar proposal. The proposals are two solutions to provide comfort cooling/heating to the building. This proposal involves some plant on the roof and a louvre on one of the third floor windows. The other proposal results in all plant being on the roof. It will only be necessary to implement one of the proposed schemes.

The two air conditioning units would be located within the existing acoustic and visual screen at roof level. The units would not be visible from the public realm therefore they will not harm the appearance of the building or the street scene.

The louvre would be installed on a 3rd floor window on the southern part of the courtyard elevation and would be visible from the courtyard and surrounding buildings. The louvre would cover the upper part of the window and would have a width of 2.1 metres and a height of 0.4 metres. It would appear as a minor alterations to the building and there are other larger louvers at the adjacent buildings which are also visible from the courtyard. It is therefore considered that the louvre will not harm the appearance of the building, the surrounding area or the character and appearance of the wider conservation area.

An acoustic report has been submitted by the applicant which demonstrates that an environmental noise survey has been carried out. It concludes that the units would generate noise which would be within the relevant environmental noise emissions guidelines. This report has been assessed by the Council's Environmental Health Officer who considers the findings within the report to be satisfactory.

Overall it is not considered that the air conditioning units or louver would cause harm the character and appearance of the surrounding area of the existing building, nor would they harm the amenity of nearby occupants and residents, in compliance with the relevant LDF policies and Camden supplementary Planning Guidance.

Recommendation: Grant conditional permission

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