

Delegated Report		Analysis sheet		Expiry Date:		25/08/2011	
		N/A / attached		Consultation Expiry Date:		04/08/2011	
Officer				Application Number(s)			
Amanda Peck				a) 2011/2957/P b) 2011/2961/L			
Application Address				Drawing Numbers			
43 - 45 Bloomsbury Square and 2 Southampton Place London WC1A 2RA				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
a) Installation of 3x roof lights to extension at rear, roof mounted plant with associated mansard roof screen, external CCTV cameras, ventilation grilles and associated small plant to basement light wells b) Installation of 3x roof lights to extension at rear, roof mounted plant with associated mansard roof screen, external CCTV cameras, ventilation grilles and associated small plant to basement light wells, proximity card readers, signage and intercoms at entrances.							
Recommendation(s):		a) Grant planning permission b) Grant listed building consent					
Application Type:		a) Full Planning Permission b) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed between 14 July and 4 August and a press notice was in place between 8 July and 29 July. No comments were received.					
CAAC/Local groups comments:		Comment from the Bloomsbury CAAC as follows: <ul style="list-style-type: none"> The committee was concerned at the increase in bulk of the roof of this prominent listed building and ask that an alternative location for the plant should be actively sought in order to avoid the screen. It could well be preferable to see a small blip rather than a full width screen. English Heritage – granted flexible authorisation for the LB application to be determined locally.					
Site Description							
The application site relates to No.s 43 -45 Bloomsbury Square which are Grade II Listed Buildings located on the south side of Bloomsbury Square and No.2 Southampton Place which is a Grade II* Listed Building. The buildings are located within the Central London area and the Bloomsbury conservation area.							
Relevant History							
<u>43-45 Bloomsbury Square and 2 Southampton Place</u> 2011/1126/L & 2011/1123/P for Installation of internal air conditioning units at basement, ground, first, second, third and fourth floor level, with the installation of 7 X external condensor units within courtyards to rear of existing building (Class D1). Granted on 27/04/2011							

2010/6127/P & 2010/6134/L Installation of new internal air conditioning units and new external condenser units to existing business (Class B1). WITHDRAWN 22/02/2011

43-45 Bloomsbury Square

2011/0117/L - Internal alterations in connection with the change of use granted on 24/08/2010 (app ref: 2010/2437/P & 2010/2440/L) and with the installation of internal and external A/C units (app ref: 2010/6127/P & 2010/6134/L) to Educational Facility (Class D1). Granted 10/03/2011

2010/2437/P - Change of use of buildings from Offices (Class B1) to alternative use for either Educational use (Class D1) or Offices (Class B1) and external alterations associated with refurbishment, including new doors to under pavement vault entrances. Granted 24/08/2010.

2010/2440/L - External and internal alterations including new doors to under pavement vault entrances, removal of modern partitions, new partitions, new openings between buildings and removal of existing openings between buildings. Granted 28/05/2010.

2 Southampton Place

2010/5190/P - Change of use from office (Class B1) to an alternative use of either offices or non- residential institution (Class D1). Granted 27/02/2011.

9270136 - Minor internal alterations including closure of openings in party wall. Granted 20/8/92

9070201 & 9070202 - The formation of a link at basement and ground floor levels between Nos. 1 & 2 Southampton Place and 43 Bloomsbury Square replacing existing boiler room and store. Granted 22/5/91

9000545 & 9000544 - The erection of a replacement second storey rear extension and formation of a link at basement and ground floor levels between 1 & 2 Southampton Place and 43 Bloomsbury Square replacing existing boiler room and store. Granted 22/5/91

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of growth)

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)

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Proposal

Planning permission and listed building consent are sought for the following;

External alterations

- Installation of roof top plant as follows
 - Kitchen extract fan to the roof of No. 43
 - 2 x air handling units to the roof of No. 44
 - External condensor unit to the roof of No. 44
 - Associated stairs and access bridges to the roof of No.s 43 and 44.
- Erection of a slate mansard screen measuring 1.830 high to the roof of No. 44.
- Installation of 3x roof lights to extension at rear of No. 43
- External CCTV cameras,
- Ventilation grilles and associated small plant to basement light wells and
- Proximity card readers, signage and intercoms at entrances (These elements require listed building consent only. The card readers and intercoms are considered to be de minimus and do not require planning permission. The signage is considered to benefit from 'deemed consent' under the advertisement regulations 2007 (class 2 (c) as each sign is under 1.2sqm, with letters under 0.75m and there is only one sign per road frontage.).

Internal alterations

- The works do not include internal alterations. Drawings P01/101 O3, P01/102 P2, L01/001 P8, L01/002 P8 have not been assessed and are not included as approved drawings. An informative has been recommended reminding the applicant of the need to apply for listed building consent for any internal alterations.

Amendments

Further information has been submitted with regard to the size and manufactures details of the cctv cameras, detailed elevations showing cctv cameras/plaques and intercoms, method of fixings plaques and intercom/proximity cards. The location of the basement cctv cameras has been amended.

Assessment

Design

- Roof – The new roof plant is screened by an angled slate roof screen to visually extend the height of the mansard of which it would form a part. This would prevent visibility of the plant and is considered to not impact on the character and appearance of the conservation area or the setting of the listed buildings.
- Entrance - The installation of the proximity readers and signage plaques adjacent to the entrance would be sensitively attached to the fabric with minimal fixings. The size, design and amount is considered necessary for the operation of an educational facility and would not harm the fabric or features of either listed building.
- Basement lightwell CCTV - The position of the CCTV cameras have been amended during the course of the application to be less obtrusive. The size, amount and position of the cameras are not considered to harm the fabric or appearance of the listed buildings.
- Rooflights – these are located on the roof of a modern single storey extension, they are located adjacent to 3 existing blocked skylights and are of a similar size to these. They are considered to be sensitively located and are relatively small in terms of size and number and are not considered to harm the setting of the listed buildings or the character and appearance of the conservation area.

Amenity

The application was submitted with an Acoustic Report dated April 2011 to assess the impact of the proposed roof top units on any nearby noise sensitive windows over a 24 hour period. The nearest windows are office windows to the upper floors of the rear elevation of Sicilian Avenue and office windows to the rear of Southampton Row. The nearest residential unit appears to be at 6 Southampton Row approximately 30m from the roof of the application site. The report concludes that the proposed roof top plant would meet Camden's Noise Criterion with a cumulative level of 34dBA (which is 10dBA below the existing background daytime noise levels and 8dBA below the existing night-time noise levels). The proposed plant would therefore not have a detrimental impact on any neighbouring occupiers or residents.

The acoustic report does not take into account the recently approved a/c units at the site (under 2011/1126/L & 2011/1123/P), however these units are located at ground and basement levels in courtyards to the rear of the properties and it is considered that they are far enough away from the proposed units not to have a cumulative effect in the area in terms of noise.

The extract ducts located in the front basement lightwells of No.s 45 and 43 have not been included in this acoustic report. Given their relatively small size (1 x air extract duct and 1 x kitchen air duct), their location at basement level below ground floor entrance bridges, the site's location on a busy main road and the lack of any nearby residential units it is considered that these will not have a detrimental impact in terms of noise.

It is considered that the proposed plant at basement and roof top levels and the proposed roof top screen would not have a detrimental impact on the levels of sunlight or daylight to any neighbouring occupiers or residents in comparison to the existing situation.

The proposed rooflights are located on the existing rear single storey extension of No. 43. There are no nearby residential windows and they are therefore not considered to have any overlooking issues on any nearby properties.

Recommendation

Grant planning permission and listed building consent.

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