

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		06/09/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		23/09/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Gavin Sexton				2011/3141/P: planning application 2011/3137/L: Listed building application			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Senate House Malet Street London WC1E 7HU				Refer to draft 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 4 air condenser units behind the parapet wall on the flat roof at fourth floor level in connection with existing University building (Class D1). (Retrospective)							
<b>Recommendation(s):</b>		Grant planning permission Grant listed building consent					
<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	06	No. of responses No. electronic	00 00	No. of objections	00
<b>Summary of consultation responses:</b>		A site notice was erected on 25/07/2011 and press notice on 28/07/2011. No responses were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC: Not consulted until 2 <sup>nd</sup> Sept 2011  English Heritage: Flexible authorisation.					
<b>Site Description</b>							
Senate House is a Grade II* listed building in the Bloomsbury CA which houses the University library. The wing on which the air conditioning units would be added is a four storey monumental building.							

## Relevant History

No relevant history.

## Relevant policies

### LDF Core Strategy and Development Policies

CS4 (Areas of more limited change)

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

This application and the associated 2011/3137/L relate to the installation of 4x air handling units to the fourth floor roof of Senate House.

It was noted during the site visit that the plant has been (at least partially) installed in the location identified on the submitted drawings. The plant was not in operation at the time of the site visit.

## Design

This design for the installation for 4 x air condensers ensures the units remain below the parapet and out of view from the public realm. The information also confirms that the associated pipes run through the existing service duct. The plant is sited so as to minimise its visual impact on the building and the conservation area. The units would not be prominent from views within the upper floors of the library as they would be largely screened by the existing raised lantern lights on the flat roof. The units would be entirely invisible from street views due to the tall parapet. The proposals are considered to respect the special interests of the listed building and are acceptable in design terms.

## Amenity

The property adjoins Stewart House to the east which is in office use and which are nearest noise-sensitive windows to the plant, outside of the site itself. The windows in the upper floor mansard of Stewart House are marginally above the fourth floor parapet of Senate House but the units would not be visible from Stewart House. There is an extensive array of plant equipment at roof level in Stewart House on the other side of the Senate House parapet and the operation of this plant in the foreground is likely to drown out any apparent noise from the Senate House condensers when they are in operation. The raised parapet will also act as a significant acoustic screen to the new plant. The standard 5dB condition would be added to the permission to ensure that the acoustic impact of the condensers remains below the council's noise standards. Overall it is considered that there is sufficient acoustic screening in place to ensure that the plant would not have a detrimental impact on the nearest noise sensitive windows.

**Summary:** Approve subject to conditions

### Disclaimer

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