

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>13/06/2011</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>30/5/2011</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Hugh Miller				2011/1976/P 2011/1977/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
12 - 14 Bloomsbury Square London WC1A 2LP				Please see draft 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>							
A: 2011/1976/P - Installation of air conditioning units including acoustic enclosures at roof level to offices (Class B1)							
B: 2011/1977/L - Works in association with installation of air conditioning units including acoustic enclosures at roof level to offices (Class B1)							
<b>Recommendation(s):</b>		Grant planning permission ref. 2011/1976/P					
		Grant listed building consent ref. 2011/1977/L					
<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	<b>25</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>Advertised in local press – Ham &amp; High 26/5/2011, expires 16/6/2011.  Site Notice displayed 11/5/2011, expires 1/6/2011. The following occupiers/ Owners –_Objected to the proposal:  31 Pied Bull Court  2 x 32 Pied Bull Court  14 Pied Bull Court  2 x Flat 3, Pied Bull Court  For the following reasons</p> <ul style="list-style-type: none"> <li>▪ Concern about noise nuisance from a/c units</li> <li>▪ Current building works is an eye sore; the a/c units will be an eye sore and</li> <li>▪ If planning permission is granted adequate conditions should be imposed to prevent noise nuisance.</li> </ul> <p><i>[Officer comment: Please see section 3 of the report.]</i></p>					

**CAAC/Local groups\*****comments:**

\*Please Specify

**Bloomsbury CAAC: Comment**

It would be preferable for the units to be placed to the rear of the roof to avoid any possible interference with the historic roofline.

**[Officer comment: Please see section 2 of the report]**

**Site Description**

No.12 - A basement 4-storey; No.13 –basement 3-storey and No.14 – A basement 4-storey terraced properties located on the west side of Bloomsbury Sq. north of the junction with Bloomsbury Way and south of Grt. Russell Street. The properties are within Bloomsbury Conservation Area. Properties numbers 12 and 13 are grade II listed, no.14 is not listed.

**Relevant History**

- July 2004 LBC granted - External and internal works to conquer moisture ingress to 3rd floor level; ref. 2004/2322/L
- September 2004 LBC granted - Alterations to reinstate door openings at ground to third floor levels, between existing offices (Class B1) at No.13 and No.14; ref. 2004/2971/L.
- March 1993 LBC - PD - Internal alteration involving refurbishment of internal walls and rooms; redecoration of internal finishes including forming of new openings; ref. 9300056.
- July 1993 Alterations to existing rear extension including construction of glazed atrium and new link bridge; ref. 9300883

**Relevant policies****LDF 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

**CPG 2006 / CPG 2011 (Phase 1)****Bloomsbury Conservation Area Statement****Assessment****1.0 Proposal**

- **A:** 2011/1976/P - Installation of air conditioning units including acoustic enclosures at roof level to offices (Class B1)
- **B:** 2011/1977/L - Works in association with installation of mechanical plant for air conditioning units at roof level to offices (Class B1)

**1.1** The main issues are **i)** the impact of the proposal on the appearance of the building & on the character & appearance of the conservation area and **ii)** neighbour amenity.

**1.2** The proposal was amended during the course of the assessment with revised roof plans and elevation drawings submitted for consideration.

**2.0 Design and appearance**Plant equipment External works

**2.1** The host building is used as offices and it is proposed to install mechanical plant equipment (air condenser units and extraction fans) on the roof of the buildings. The buildings encompass part hipped and part mansard roofs at nos. 12 & 13 (both listed grade II); plus dome glazed roof at no.13 whilst no.14 (unlisted) has a mansard roof extension only. It is proposed to install the a/c units adjacent to the rendered and painted chimney breast between nos. 12 & 13 and at no.14 the a/c unit

would be fixed to the rear of the mansard roof. The proposed a/c units would be located on the front section of the roof away from the front parapet. It is also proposed to install acoustic enclosures as part of the associated works which would encompass minor alterations to the hipped roofs at nos. 12 and 13. The works here are considered satisfactory because the roofs are not considered to be original and no harm to the historic fabric is envisaged. The plant is required because the current plant servicing the three buildings is located at no.15, which has changed its ownership.

**2.2** The proposed a/c units plus acoustic enclosure would not be visible from the public realm; being approx. 1.3m from the parapet at nos.12 & 13 and 3.4m at no.14. They would be suitably obscured from views due to their location and also the height of the host building and those adjacent. In the locations specified, it is considered that the a/c units would not harm the historic fabric of the listed buildings neither would the a/c units be considered harmful to the appearance of the host building or the character and appearance of the conservation area.

### Internal works

The applicant state that internal works would be minimal and has suggested that the pipes would be accommodated within the existing architectural risers and casings. However, in the absence of supporting it is not possible to determine the impact of the associated works on the buildings historic fabric. In the absence of the internal details, officers have concluded that separate listed building application would be required if necessary at a later date. The agent/ architect were informed of this position and an informative is recommended.

### **3.0 Amenity for occupiers and neighbours**

**3.1** The closest residential units to the host building are located at the rear of the application site i.e. Pied Bull Court, Galen Place and Russell Chambers, Bury Place due west. The objectors to the proposal are at Pied Bull Court and are concerned about noise nuisance from the proposed a/c units; although noise nuisance emanating from the current building works at no.15 were mentioned as source of concern.

**3.2** The acoustic report (Hann Tucker Associates) carried out unmanned noise monitoring survey in April 2011 over a period of 96 hours of daytime and nighttime. The report state that the daytime measures of 47dBA is compliant with the Council's noise standard. The Council's noise standards require that noise levels measured outside sensitive windows should be 5 dB(A) less than existing background levels and 10dB(A) where tonal and the acoustic noise report is in keeping with the Council's noise standards.

**3.4** The Council's Environmental Health officer has assessed the submitted acoustic report, and has deemed it to comply with Camden's requirements set out in the LDF Core Strategy and Development Policies. The units should only be in use during the office opening hours. Conditions are recommended to ensure that the plant, when installed, continues to meet the Council's noise standards, that the acoustic attenuation is provided and that time clocks are installed.

**3.8** The siting, location and height of the proposed a/c units plus enclosures would ensure no impact on neighbouring occupiers' residential amenity in terms of their outlook and the proposal is acceptable.

### **4.0 Conclusion**

**4.1** It is considered that the installation of the plant would not result in material harm in terms of design and appearance to the external historic fabric of the listed buildings (12 & 13) or the character and appearance of the conservation area. The submitted acoustic report has demonstrated that there would be no harm to neighbouring residential occupiers' amenities (noise nuisance) at nearby buildings and a condition is proposed to ensure this noise levels remain within the Council's standards in the future.

**5.0 Recommendation.** Grant planning permission and listed building consent.

## **DISCLAIMER**

**Decision route to be decided by nominated members on Monday 13<sup>th</sup> June 2011.**

**For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>