

Delegated Report		Analysis sheet		Expiry Date:		23/05/2011	
		N/A		Consultation Expiry Date:		05/05/2011	
Officer				Application Number			
Jennifer Walsh				2011/1513/P			
Application Address				Drawing Numbers			
92 Southampton Row London WC1B 4BH				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Amendments to relocate plant pursuant to planning permission dated 11th October 2010 (ref. 2010/3235/P) for the installation of plant, risers and ducts following demolition of selected plant from higher and lower roof levels of existing hotel (Class C1).							
Recommendation:		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A site notice was displayed from 6/04/2011-27/04/11 A press notice was displayed from 14/04/2011-05/05/2011. One response was received from 9 Bristol House, 80a Southampton Row who objects to the proposal on the following grounds:</p> <ul style="list-style-type: none"> - The plans here are of the plant as it existed almost a year ago. None of the attached documents show what this planning application is actually for. -I live right next to this plant & it could have a profound effect on the quality of my life. I think I should be allowed to see what is proposed; <p><i>Officers Response: The plans were available online from 5th April, with further plans were uploaded on the 3rd May 2011. The plans were also sent to the respondent on the 3rd May 2011. No further response has been received. Therefore such a response is not considered to relate to the merits of the application and therefore is not taken as an objection in this instance.</i></p>					
CAAC/Local groups comments:		Bloomsbury CAAC had no objection to the proposal					
Site Description							
The application site relates to a 7 storey + basement hotel building located on the east side of Southampton Row with a rear frontage on Old Gloucester Street. Retail units exist at ground floor level on the Southampton row side. The Old Gloucester side of the building falls within the Bloomsbury Conservation Area. The neighbouring buildings are mostly in residential use.							

Relevant History

11/10/2010: pp **granted** (2010/3235/P) for the Installation of plant, risers and ducts following demolition of selected plant from higher and lower roof levels of existing hotel (Class C1).

24/10/1997: pp **granted** (PS9704926) for the installation of a wall mounted chiller unit.

08/11/1963: pp **granted** (TP2643/16179) for the erection of a lift motor-room on the roof at the Bonnington Hotel, 92 Southampton Row.

EN07/0492: current enforcement investigation relating to sheds on rear 1st floor roof & new waste compactor. Pending consideration.

Relevant policies

LDF Core Strategy and Development Policies 2011

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

The existing building consists of a main elevation on Southampton Row and a rear elevation on Old Gloucester Street tied by way of 2 wing buildings forming an internal courtyard. The wing sections of the building make up the north and south elevations and join the main elevations at right angles and are stepped back from the flanks to form a II – shaped building. The Southampton Row elevation is 7 storeys high, which continues through the wing sections to approximately half of the site at this height, where the building then steps down to 5 stories, which continue at said height onto Old Gloucester Street. A mansard roof has been added to the Old Gloucester Street wing whilst the remainder of the building has numerous plant and associated structures.

Planning permission is sought for amendments to the previously approved planning application 2010/3235/P. Plant locations have been changed on site to that which was approved and this application seeks to rectify the changes made as well as assess other amendments to the building. Following on from a site visit last year with the Environmental Health Team and Planning Enforcement Team, it was apparent that plant was positioned not as per the planning permission and there was also concern over the measuring positions of the background levels. In this updated report the changes have been allowed for in terms of position of plant and model. The proposed new plant is similar in bulk and the number of units which it would replace. Due to the proposal making amendments to the previous planning permission it is considered that the principle of the application has been deemed acceptable on the building. Therefore this application will be looking at the different location of the new plant at the lower roof and higher roof level.

The proposed changes to the lower roof are as follows:

- two new condensers to the middle courtyard;
- removal of duct and vent work and replacement with one duct to rear of southern courtyard;
- Installation of duct work to lower roof of southern courtyard;
- One external duct rise to the roof in southern courtyard;

The proposed changes to the upper roof are as follows:

- Four new condenser units to northern element of upper roof level;
- Alterations to the previously approved vent to run over the existing external stairs rather than through the gulley channel;
- Alterations to the previously approved duct rise close to the neighbouring property, to reduce the size from two duct's width to one duct rising to the roof;
- Installation of two extract duct risers to the north west elevation from ground to roof level;
- Installation of two condenser units to the southern element of the higher roof;

Design

The building is one of the largest townscape features within the southern end of Southampton Row and is greater in both height and plot frontage than any other property within this part of the street. Owing to its height

and location, the proposed roof plant would hardly be visible from street level and therefore the proposal is unlikely to cause any harm to the appearance and character of the building, the streetscene to the front or the conservation area to the rear.

As with the previous application, it is acknowledged that the proposed extract duct risers are large and will be visible from the internal windows of the hotel rooms and from neighbouring properties to the south and north internal courtyards. There is an additional riser to the north west elevation (elevation 7) which will rise from the ground floor level up to roof level. It is however, considered that these risers have been positioned in the most sensitive location for the building. These risers, therefore would not be visible from the public realm and it is not considered that their impact on the appearance of the building or the outlook of neighbours would be such as to warrant a sustainable reason for refusal. It is not considered that the proposed amendments would have a detrimental impact on the neighbouring properties to that which was previously approved. The proposal is therefore considered, on balance, to be appropriate in design terms.

Amenity

A revised acoustic report has been submitted in support of the application. The report demonstrates that the Camden Planning noise standard would be met on the basis of the background readings measured of 48dBA over a 24 hr period. On the basis of this report, which has been verified by the Council's Environmental Health Officers, it is considered that no significant impact on the amenity of neighbours is expected from the proposal.

Other matters

Given the proposed scheme is seeking revisions to an existing permission, it is not considered appropriate to add the Council's standard three year condition for implementation of works. The time conditions attached to the previous permission will continue to apply, meaning the applicant has until 11/10/2013 to implement the proposed works. In addition, the Council's noise condition will continue to apply, continuing to protect the residential amenity of neighbouring occupiers should the plant in-fact be noisier than anticipated. An informative reminding the applicant that the previous conditions continue to apply is recommended to be added.

Recommendation: Grant Planning Permission

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