

Delegated Report		Analysis sheet		Expiry Date:		13/04/2011	
		N/A		Consultation Expiry Date:		21/03/2011	
Officer				Application Number			
John Sheehy				1. 2011/0841/P 2. 2011/0843/L			
Application Address				Drawing Numbers			
21 Bloomsbury Square London WC1A 2NS				Refer to draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposals							
1. Installation of an external condenser unit within the rear basement lightwell to the offices (Class B1). 2. Installation of an external condenser unit within the rear basement lightwell and internal alterations including installation of 18 indoor heating units and associated works.							
Recommendations:		1. Grant Conditional Permission 2. Grant Listed Building Consent with Conditions					
Application Type:		Full Planning Permission and Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	3	No. of responses	0	No. of objections	0
Consultation responses:		Site notice displayed for 3 weeks: no response received.					
CAAC/Local groups comments:		No response to date					
Site Description							
The application relates to a Grade II listed office building on the northern side of Bloomsbury Square. The building is 4 storeys in height with basement accommodation and is located in Bloomsbury Conservation Area.							
Relevant History							
None							
Relevant policies							
LDF Core Strategy and Development Policies							
CS5 Managing the impact of growth and development CS14 Promoting high Quality Places and Conserving Our Heritage DP22 Promoting Sustainable Design and Construction 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: installation of condenser unit within the rear basement lightwell together with internal works.							
Assessment							
The main issues for consideration are:							
<ul style="list-style-type: none"> • impact on the special historic character of the grade II listed building and the character and appearance of the conservation area; and • impact on amenity. 							
<u>Impact on the character of the listed building and the conservation area</u>							
<i>External works</i>							

The only external work proposed is the provision of the condensers in the rear lightwell. This is an enclosed space where there will be extremely limited views of the condensers, therefore it is considered acceptable.

Internal works

Internal pipe work would be run within the existing floor voids. Details have been submitted regarding the method of notching and strengthening the joists and this is appropriate as it involves the minimal loss of historic fabric which will not be visible in any case.

Above ground floor the pipe work would be run in a vertical riser within the rear room. This would involve infilling the recess between the spine wall and chimney breast. The riser has been reduced to the minimum size possible. It is considered and of an appropriate scale and acceptable.

A number of internal units are proposed which would be small in size and would be situated at a low level. Their appearance is considered no different to the radiators they replace and their function will be the same.

The units are considered to be positioned in appropriate locations on the respective floors.

Amenity

An acoustic report was submitted with this application which demonstrated that the proposed plant would meet the Council's noise criteria. This has been confirmed by Camden's Environmental Health Advisor. Further conditions are not required as the proposed plant would operate below the Background Noise Level.

As a result of the size and location of the works no concerns are raised in relation to sunlight, daylight, outlook or privacy.

Recommendation: Grant Conditional Permission; additional conditions to be attached to the Listed Building Consent.

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