

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		14/03/2011	
		N/A / attached		<b>Consultation Expiry Date:</b>		11/02/2011	
<b>Officer</b>				<b>Application Number(s)</b>			
Fergus Freeney				2011/0062/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
90 Whitfield Street London W1T 4EZ				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>							
Retention of roof mounted air handling unit at office building (Class B1).							
<b>Recommendation(s):</b>		<b>Grant Planning Permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		A site notice was displayed from the 21/01/2011 to 11/02/2011 – no comments were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		There is no CAAC or statutory local groups.					
<b>Site Description</b>							
The application site comprises a six storey office building on a rectangular site which fronts onto Tottenham Court Road, Maple Street and Whitfield Street.							
The site is not located in Conservation Area nor is the building listed.							
<b>Relevant History</b>							
2009/0593/P - Installation of roof mounted air handling plant, condensers and satellite dish to offices (Class B1). <i>Approved 30/04/2009</i>							
2009/3360/P - Erection of 14 roof mounted condenser units associated pipe works and containment trays to office building (Class B1) <i>Approved 05/11/2009</i>							

## **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

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

## **Assessment**

### **Proposal:**

Permission is sought retrospectively for the erection of a condenser unit at roof level. The unit measures 1345mm in height x 900mm in width x 320mm in depth.

### **Assessment:**

The unit is located at roof level of a large 6 storey building in an area where plant and ducting is present and is not visible from the street, with consequent insignificant impact on the character and appearance of the host building and the wider area, in accordance with DP24 and Camden Planning Guidance 2006.

Acoustic information in the form of background noise levels (Environmental Noise Survey), plant specifications and noise calculations have been submitted. These details demonstrate that the Council's noise conditions would be met. This information has been verified by the Council's Environmental Health team and thus it is considered that there will be no loss of amenity to nearby sensitive facades. The proposals are acceptable in terms of policies DP26 and DP28.

### **Recommendation: Grant Planning Permission**

### **Disclaimer**

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