

Delegated Report		Analysis sheet		Expiry Date:		23/12/2010	
		N/A / attached		Consultation Expiry Date:		2/12/2010	
Officer				Application Number(s)			
Gavin Sexton				2010/5801/P			
Application Address				Drawing Numbers			
5 University Street London WC1E 6JF				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a plant room extension and associated plant at roof (fifth floor) level to the rear of university building (Class D1).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	20	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		No responses.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Not in a CA.					
Site Description							
The application site is a 5 storey institutional building on University Street which is serviced via Mortimer Market to the rear. The building has an extensive array of plant equipment within a plant roof at roof level and dotted around the existing roof. The Rayne Institute is a building within the UCL campus which is used for University teaching and research. The site is not in a Conservation Area.							
Relevant History							
Application site:							
1999: Permission granted (9905010) for "Erection of a plant room at roof level on the Mortimer Market elevation, as shown by drawing numbers 1407/101 & 1407/102.							
1 University Street							
2010: Permission granted (2010/4049/P) for "Change of use of fifth and sixth floors from serviced apartment use (Sui Generis) to 11 residential use units (Class C3), and remodelling of University Street entrance (at street level)".							

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
DP24 Securing High Quality Design
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and vibration

Assessment

The planning considerations are impact of noise and the bulk of the plant room on local and resident amenity and the design of the proposals.

Noise: The applicant has provided an acoustic assessment which correctly identifies the nearest noise sensitive receptors as the windows of the rear of 1 University Street, particularly at the upper level which have recently been granted permission for a change of use to residential flats.

The Council's environmental health officers have verified that the report demonstrates that the Council's noise conditions would be met by the proposals when accompanied by the identified noise reduction measures. A condition would be added ensuring that the equipment installed is in accordance with the acoustic report.

Amenity: The extension would approach within 7.5m of the end of 1 University Street at the 5th floor level. The recently approved (but currently unimplemented and vacant) flats at 1 University Street are all duplex, with the upper floor of each flat within the mansard at a storey above the roofscape of the application site. Numbers 1 and 5 University Street are at close quarters and the outlook from the lower floor of flats 5 and 6 (the nearest to the development) is currently onto the roofslopes of 5 University Street to the East, with its associated extensive plant equipment. Flat 6 looks north east across the front roofslopes and flat 5 looks southeast across the slopes to the rear. Longer views are afforded from both flats across the roofslopes to the skyline beyond. At its closest point the buildings touch adjacent to the windows of flat 6.

While the addition of the extension would have some impact on the outlook from the windows in the lower floor of flat 5 it is considered that the additional bulk of the mansard would still retain the longer views towards the south across Mortimer Market from those windows and the impact would not be sufficiently detrimental to warrant refusal. Due to its location the additional bulk would have minimal impact on the daylight or sunlight to the windows of the flats at 1 University St.

Design: The new plant room would mirror the shape, bulk and design of the existing roof addition to which it would adjoin. The design approach would continue the industrial plant aesthetic which exists at the roof level, although it would remove the individually projecting condenser units set behind the parapet, thereby giving a less ad-hoc appearance to the plant arrangement. The plant room faces into Mortimer Street Market and is generally shielded from views within the public realm. The proposals would respect the design of the host building and are acceptable.

Recommendation: Grant planning permission

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