

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/12/2010	
		N/A / attached		<b>Consultation Expiry Date:</b>		17/11/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Rob Willis				2010/4298/P 2010/4380/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
36 Gordon Square London WC1H 0PD				See 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>							
<ol style="list-style-type: none"> <li>3 x boiler flues to side elevation of existing medical research facility (Class D1).</li> <li>Erection of 3no. stainless steel gas boilers at basement level and associated flues to side elevation of existing medical research facility (Class D1).</li> </ol>							
<b>Recommendation(s):</b>		<b>Grant Planning Permission and Listed Building Consent</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<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>01</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		None received. Site Notice erected 22/10/2010					
<b>CAAC/Local groups comments:</b>		None received.					
<b>Site Description</b>							
The application site comprises a four storey Grade II listed end of house that forms part of a terrace of 11 houses Built by Thomas Cubitt circa 1825. The site is located in the Bloomsbury conservation area, and is currently in use as a research facility.							
<b>Relevant History</b>							
No relevant history.							

## 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

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

## Assessment

The application seeks to install three boilers within the closet wing of the host property at lower ground floor level, along with three small cylindrical flues, which would exit the building through the side elevation. The main issues raised by the application are the potential impact on the character and appearance of the listed building and the conservation area, and amenity.

### **Impact on the character and appearance of the listed building and the conservation area**

Under Development Policy DP25, Camden will seek to ensure that development preserves or enhances the borough's listed buildings and conservation areas.

The proposed boiler and associated flues would be located in the lower ground floor of the closet wing, which is currently used as a boiler room. The flues would be stainless steel and would exit the building at lower ground level, facing into a small, enclosed courtyard to the rear of the host building. The flues would be positioned at a height of 1.45m, protruding from the side wall by approximately 18cm. They would not be visible from the public realm, and the only available views to the affected area from other properties would be from the top floor windows of nos 1-7 Endsleigh Place. Given the position and limited size of the flues, and the limited views available to the affected area, the proposals would have a minimal impact on the character and appearance of the conservation area.

The closet wing is of lesser historical and architectural significance than the main building, and it is considered that the installation of further plant equipment and associated flues to the lower ground floor would not harm the special interest of the listed building.

### **Amenity**

Under Development Policies DP26 and DP28, Camden will seek to ensure that development does not cause harm to amenity in terms of noise and vibration, and will not permit development that exceeds Camden's Noise and Vibration Thresholds.

The applicant has submitted information regarding the proposed boilers in a Planning statement, which sets out their likely implications in terms of noise and disturbance. The information provided is considered sufficient to allow assessment against policies DP26 and DP28, and suggests that noise levels from the plant in comparison to the background would be negligible. The third page of the Planning statement states that the boiler shall be installed with flexible pipework and anti vibrations mountings so as to prevent vibration from the pipework, pump, ductwork and boiler into the building structure.

Based on the information provided, it is considered that the application would not exceed Camden's noise thresholds, and thus would not have an unacceptable impact on amenity. In order to ensure that no harm is caused to amenity in the future (including as a result of boiler malfunction), the Decision Notice will include:

- A standard condition to permanently limit the level of noise emission that shall be permitted from the boilers; and
- An informative notifying the applicant that Camden expects the boilers to be installed in accordance with manufacturers instructions, the current building regulations, British Standards and codes of practice; and that Camden's Building Control department will be informed of the new heating appliance installation.

### **Conclusion**

The development is considered to be acceptable in terms of impact on the character and appearance of the listed building and the conservation area, and on local amenity. Recommendation: grant planning permission and listed building consent.

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