

Delegated Report		Analysis sheet		Expiry Date:		05/11/2010	
		N/A		Consultation Expiry Date:		09/12/2010	
Officer				Application Number			
Jennifer Walsh				2010/4844/P			
Application Address				Drawing Numbers			
6th & 7th floor 65 Kingsway London WC2B 6TD				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Retention of 3 x air-conditioning condenser units, and associated pipe work, to roof of office building (Class B1).							
Recommendation:		Grant Retrospective Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		4 th Floor, 65 Kingsway has no objection to the scheme.					
CAAC/Local groups comments:		No comments have been received from the Kingsway CAAC. Covent Garden Community Association has no comment on the application.					
Site Description							
The application site is a large office block with 7 floors which has recently been renovated. It is Grade 2 Listed, constructed in 1908 with an impressive Portland Stone Façade. It is located West side of Kingsway and the building spans across from the junction of Wild Court to Keeley Street. The building is located within the Kingsway Conservation Area.							
Relevant History							
2010/0797/L: Installation of 3 x air conditioning condenser units to roof of offices (Class B1). GRANTED LISTED BUILDING CONSENT 03/08/2010							
2010/0795/P: Installation of 3 x air conditioning condenser units to roof of offices (Class B1). PLANNING PERMISSION REFUSED 03/08/2010							
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

CS17- Making Camden a safer place

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

Assessment

The Proposal

The application seeks permission for the installation of three air conditioning units to serve the 6th and 7th floor at 65 Kingsway. It is proposed that one VRF Condenser and two split condenser units are to be located on Keeley Street (South) side. There are 7 existing units and therefore, this proposal would increase the unit number to 10 units at roof level. The building is a listed building, and previous listed building consent has been granted. The previous associated planning permission was refused due to lack of information in relation to an acoustic report. This has since been provided.

Design

The tallest proposed condenser unit is to be 1.6m in height x 1.3m in width and 0.7 in depth. The two smaller units are proposed to be 1.3 m in height, 0.9m in width and 0.3m in depth. The existing units are approximately the same height and size as the tallest proposed unit.

Listed building consent was previously granted in relation to the air conditioning units at this location. Therefore, the units have already been assessed in terms of their impact on the historical listed building and were found to be acceptable in this location. As the units are proposed to be located at roof level, it is not considered that they would be visible from street level and therefore would not have a detrimental impact on the host Listed Building, or the wider Conservation Area.

Amenity

A revised acoustic report has been submitted in support of the application. The Council's Environmental Health officer is fully satisfied that the report demonstrates theoretically that with all three units running, Camden's planning noise conditions would be met. The standard noise conditions are advised to be added to the decision notice to ensure that Camden's noise standards are met.

Due to the units being located at roof level, alongside other plant, it is not considered that they would cause a detrimental impact on the surrounding neighbours in terms of loss of daylight, sunlight or outlook. Therefore the three units are considered acceptable in relation to planning policy.

Recommendation: Grant Retrospective Planning Permission

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