

Delegated Report		Analysis sheet		Expiry Date:		07/12/2010	
		N/A		Consultation Expiry Date:		11/11/2010	
Officer				Application Number			
John Sheehy				1. 2010/5524/P 2. 2010/5530/L			
Application Address				Drawing Numbers			
45 Russell Square London WC1B 4JP				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
<ol style="list-style-type: none"> 1. Installation of external condenser unit to rear at basement level to the existing office. 2. Installation of external condenser unit to rear at basement level, with the installation of internal air handling units and associated internal works to existing office. 							
Recommendation:		<ol style="list-style-type: none"> 1. Grant Conditional Permission 2. Grant Listed Building Consent with Conditions 					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	5	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		Site notice displayed from 20 th of October to 10 th of November. No comments, objections or expressions of support received from neighbouring occupiers.					
CAAC comments:		Bloomsbury CAAC consulted, no response received					
Site Description							
A substantial terraced property located on the southwestern corner of Russell Square dating from the early C19 th and altered circa 1898. The building is 4-storeys in height with roof and basement accommodation. Victorian features including multi-coloured stock brick with rusticated stucco ground floors and slated mansard roofs with dormers and terracotta dressings. The building is Grade II listed and is located in Bloomsbury Conservation Area.							
Relevant History							
October 2010 Planning permission granted for change of use from office use (Class B1) to office (Class B1) and/or non-residential institution (Class D1), ref. 2010/4387/P.							
The Council is currently considering an application for erection of iron soil pipe at third floor level rear elevation and toilet extract ductwork to rear roof slope to office (Class B1a), refs. 2010/6162/P and 2010/6167/L.							
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							

Assessment

Proposal: installation of external condenser unit to rear at basement level, with the installation of internal air handling units and associated internal works to existing office.

Assessment

The main issues for consideration are:

- impact on the special historic character of the Grade II listed building and the character and appearance of the conservation area;
- impact on amenity

Impact on the character of the listed building and the conservation area

The works proposed which are set out below are largely internal except for a chiller unit within an enclosed rear courtyard. The works proposed are:

1. The removal of existing modern radiators beneath the windows - new air handling units to be installed generally in the same location as the existing radiators – these will have no greater impact on the interior. Where new locations are proposed, between the windows, there will be no impact on historic fabric or the special interest of the building.
2. Associated internal pipework will be hidden within the fabric using existing voids; therefore there will be no impact on the existing fabric.
3. Installation of a chiller unit within the small lightwell at the back of the building – this will not be visible from the public realm and will have no impact on the special interest of the listed building or the character and appearance of the Conservation Area.

The Council's Conservation officers have commented on the proposal and stated that all of the works are acceptable in terms of the special interest of the listed building and that they accord with PPS5 and policies CS14 and DP25 of the LDF.

Neighbour amenity

An Acoustic Report prepared by Alan Saunders Associates (dated 23.9.10, ref: AS6225.100923.NIA Rev. A) in respect of the proposed chiller unit at rear basement level has been submitted with the application. The Council's Environmental Health officers have studied the Report and have confirmed that it demonstrates that the application meets Camden's noise criteria with regard to the nearest noise-sensitive window. Conditions are attached to ensure that any noise emissions are reduced to a level that will achieve the required standard, and that the equipment does not operate at night-time when the building is not likely to be in use.

Due to its size and location the proposed equipment would not cause a use a loss of daylight, sunlight, outlook or any other amenity impact to neighbouring occupiers.

Recommendation: grant conditional permission and listed building consent.

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