

Delegated Report		Analysis sheet		Expiry Date:		06/12/2010	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		10/11/2010	
Officer				Application Number(s)			
David Glasgow				2010/5276/P 2010/5452/L			
Application Address				Drawing Numbers			
40H Earlam Street London WC2H 9LH				Refer draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of air conditioning condenser unit and erection of trellis screening fence atop existing rear lift shaft and replacement of front and rear sliding aluminium doors to 4 th and 5 th floor maisonette (Class C3).							
Recommendation(s):		(i) Grant Planning Permission (ii) Grant Listed Building Consent					
Application Type:		(i) Full Planning Permission (ii) Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses	00	No. of objections	0
				No. Electronic	00		
Summary of consultation responses:		A Site Notice was displayed from 15/10/2010 expiring on 10/11/2010. No objections from adjoining occupiers were received as a result.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Covent Garden Community Association: Objection Air conditioning unit in too close proximity to residential accommodation and proposed screening seems inadequate. Officer comment : <i>See section 3 below</i>					

Site Description

The site is a Grade II listed building located on the southern side of Earlham Street within the Seven Dials conservation area. The original 19th century building comprises four-storeys, plus basement level. A two storey roof addition, set back from the front and rear façades of the building was erected in the late 1970's. The application relates to the maisonette occupying half of the top fourth and fifth floors of the building.

Relevant History

P14/57/B/28193(R) - Alterations and additions at Nos. 36, 38 and 40 Earlham Street, WC2, to provide residential accommodation (7 flats and 2 maisonettes) and 2 shops. Approved 17/10/1979

P14/57/B/HB2156(R) - Addition of fourth and fifth floors at the rear for lifts and servicing and works of rehabilitation. Approved 26/10/1979.

Relevant policies

LDF Core Strategy and Development Policies

Camden Planning Guidance: December 2006

Relevant Policies in Camden Core Strategy

CS1- Distribution of growth

CS5- Managing the impact of growth and development

CS14- Promoting high quality places and conserving our heritage

CS16 – Improving Camden's health and well-being

Relevant Policies in Camden Development Policies

DP24- Securing high quality design

DP25- Conserving Camden's Heritage

DP26- Managing the impact of development on occupiers and neighbours

DP28 – Noise and vibration

DP29 – Improving access

Assessment

1.0 Proposal

1.1 It is proposed to replace the existing front and rear aluminum sliding doors with doors of the same materials, height and colour, and to install an air-conditioning unit measuring 0.8m x 0.3m x 0.6m and trellis screen fence measuring 1.8m x 1.3m x 0.6m atop the existing rear lift. All works relate to the top two floors of the building erected in the late 1970's

2.0 Design

Replacement doors

2.1 It is proposed to replace the eight existing front facing doors with four new doors of the same height, colour and materials. The front doors are set back from the main building line below within opening out onto a balcony 1.5m in depth. The balcony is contained by an existing 1.5m high parapet and a high level metal bar fence covered in vegetation. The parapet and vegetation combine to completely obscure views of the doors from the street and almost completely obscure views from all vantage points in the public realm. Due to their secluded location and sensitive design the proposed doors are not considered to harm the character and appearance of the listed building or the conservation area.

2.2. The proposed rear doors are almost a like for like replacement of the existing and are obscured from all views by an existing 2.0m high trellis fence covered in vegetation. As such the proposed replacement rear doors are not considered to harm the character and appearance of the listed building or the conservation area.

Air-conditioning unit and trellis screen

2.3 The proposed air-conditioning unit is small in size and discreetly located to the rear of the building away from public view. In order to screen the unit further it is proposed to extend the existing fifth floor balcony trellis laterally by 1.4 metres out over the adjacent lift shaft where the air-conditioning unit is to be located. Trellises are a prominent feature of the existing rear elevation, present on both balconies to the rear of the subject maisonette. The method of screening is considered to be contextually sympathetic and in keeping with the character of the upper two floors of the building and the air-conditioning unit is considered to be sufficiently discreet so as to avoid harm to the appearance of the listed building or conservation area.

3.0 Amenity

3.1 The proposed air-conditioning unit and trellis are completely obscured from views from neighbouring windows in the same building, and are located sufficiently far away from all surrounding neighbouring windows to ensure that no amenity impacts in terms of loss of outlook, privacy overlooking or loss of sunlight and daylight.

3.2 The submitted acoustic report has been assessed by the Council's Environmental Health division and it is concluded that the proposal air-conditioning unit would comply with the Council's noise requirements. As such, the proposal is not considered to cause disturbance to nearby occupiers and neighbours.

3.3 The replacement doors will have no impact on neighbouring amenity.

4.0 Conclusion

4.1 The proposals are not considered to have a detrimental impact on the character and appearance of the listed buildings or the conservation area nor to impact on the amenities of neighboring properties.

5.0 Recommendation

Grant Planning permission.

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