

Delegated Report		Analysis sheet		Expiry Date:		11/10/2010	
		N/A / attached		Consultation Expiry Date:		16/09/2010	
Officer				Application Number(s)			
Carlos Martin				2010/3235/P			
Application Address				Drawing Numbers			
92 Southampton Row London WC1B 4BH				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of plant, risers and ducts following demolition of selected plant from higher and lower roof levels of existing hotel (Class C1).							
Recommendation(s):		Grant					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	08	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site notice displayed from 17/08/2010 to 07/09/2010 – No response.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC formally consulted – No response.					
Site Description							
The application site relates to a 7 storey + basement hotel building located on the east side of Southampton Row with a rear frontage on Old Gloucester Street. Retail units exist at ground floor level on the Southampton row side. The Old Gloucester side of the building falls within the Bloomsbury Conservation Area. The neighbouring buildings are mostly in residential use. Based on the officer site visit, it is confirmed that works have already started on site.							
Relevant History							
24/10/1997: pp granted (PS9704926) for the installation of a wall mounted chiller unit.							
08/11/1963: pp granted (TP2643/16179) for the erection of a lift motor-room on the roof at the Bonnington Hotel, 92 Southampton Row.							
EN07/0492: current enforcement investigation relating to sheds on rear 1st floor roof & new waste compactor. Pending consideration.							
Relevant policies							
Replacement Unitary Development Plan 2006 SD6 Amenity for occupiers and neighbours; SD7B Noise/vibration pollution; SD8 Disturbance; B1 General design principles; B3 Alterations and extensions; B7 Conservation areas; Appendix 1 Noise and Vibration thresholds.							
Camden Planning Guidance 2006 / Bloomsbury Conservation Area Statement							
LDF Core Strategy and Development Policies							
The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to							

be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

LDF Core Strategy CS1 Distribution of growth; CS5 Managing the impact of growth and development; CS14 Promoting high quality places and conserving our heritage

Development Policies Development Plan 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

Planning permission is sought for the installation of plant, risers and ducts following demolition of selected plant from higher and lower roof levels of existing hotel (Class C1).

Proposal description

The existing building consists of a main elevation on Southampton Row and a rear elevation on Old Gloucester Street tied by way of 2 wing buildings forming an internal courtyard. The wing sections of the building make up the north and south elevations and join the main elevations at right angles and are stepped back from the flanks to form a II – shaped building. The Southampton Row elevation is 7 storeys high, which continues through the wing sections to approximately half of the site at this height, where the building then steps down to 5 stories, which continue at said height onto Old Gloucester Street. A mansard roof has been added to the Old Gloucester Street wing whilst the remainder of the building has numerous plant and associated structures.

The proposal involves the removal of the existing redundant plant at roof level and the installation of new units at lower and higher roof levels. The proposed new plant is similar in bulk and number of units as the plant it would replace. The main difference is the 5 proposed extract duct risers, which will rise from the lower levels to roof level at various elevations within the three internal courtyards:

- 1 x riser to elevation on south courtyard.
- 3 x risers to elevations in central courtyard (the only one entirely surrounded by the hotel).
- 1 x riser to elevation in north courtyard.

Design

The building is one of the largest townscape features within the southern end of Southampton Row and is greater in both height and plot frontage than any other property within this part of the street. Owing to its height and location, the proposed roof plant would hardly be visible from street level and therefore the proposal is unlikely to cause any harm to the appearance and character of the building, the streetscene to the front or the conservation area to the rear.

It is acknowledged that the proposed extract duct risers are large and will be visible from the internal windows of the hotel rooms and from neighbouring properties to the south and north internal courtyards. These risers, however, would not be visible from the public realm and it is not considered that their impact on the appearance of the building or the outlook of neighbours would be such as to warrant a sustainable reason for refusal. The proposal is therefore considered, on balance, to be appropriate in design terms.

Amenity

The acoustic report submitted with the application demonstrates that the Council's noise standards would be likely to be met. On the basis of this report, which has been verified by the Council's Environmental Health Officers, it is considered that no significant impact on the amenity of neighbours is expected from the proposal. However, the Council's standard noise condition is recommended in order to protect residential amenity in the future. Should this not be adhered to the Council will have sufficient grounds to take any necessary enforcement action.

Recommendation: Grant

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