

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>29/09/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		08/09/2010	
<b>Officer</b>				<b>Application Number(s)</b>			
Katrina Christoforou				2010/4113/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Premier Inn 1 Duke's Road London WC1H 9PJ				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>							
Installation of ten roof-level condenser units, replacement/relocation of external chiller unit to the existing internal roof level plant room and associated alterations.							
<b>Recommendation(s):</b>		<b>Grant planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<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>		A site notice was erected on the 11/08/2010. No responses were received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		<u>Bloomsbury CAAC:</u> No response.  <u>Somerton House Tenants' Association:</u> Objection  - The application does not satisfactorily address the issues of noise or visual impact. (See paragraph 1.3) - The buffer and pump will remain in situ and the new chiller will be directly visible to resident's homes. (See paragraph 1.2) - Lack of certainty over the noise output. (See paragraph 1.3) - Numerous complaints have been made regarding the plant since 1997 contrary to the applicant's statement. (See paragraph 1.2) - We hope that the Council will prioritise the wellbeing of residents, reject this application and stipulate that further measures are required. (See paragraph 1.3).					

## Site Description

The application site comprises a large part-six, part ten storey building fronting a main central London thoroughfare Euston Road, with the main entrance on side street Duke's Road. Premier Inn Hotel occupies the main six-storey element of the building. The south-western part of the site extends up to ten-storeys, with the upper four floors looking out towards the roof of the six storey element (where the works are proposed) comprising residential flats known as Somerton House. Beyond the southern boundary of the application site is Bloomsbury Conservation Area, but the actual application site is not within a conservation area.

## Relevant History

### 2010/0024/P

A planning application was submitted for the erection of a plant enclosure at roof level to enclose the chiller and mitigate noise. At the time of this application it became evident that the plant had been installed in 2007 without the benefit of planning permission and was therefore unauthorised. The proposed plant enclosure was considered to be excessive and would have significantly projected above the height of the flat roof of the building. This would have added visual clutter at roof level to the detriment of the overall appearance of the building and was considered by officers to be unacceptable. The plant had been positioned in relatively close proximity to the residential accommodation of Somerton House, hence the requirement for such extensive screening to mitigate noise egress. As the plant was unauthorised and the screening unacceptable officer's recommended that the application be withdrawn and the plant be repositioned in a less intrusive position further away from the residential accommodation. The application was withdrawn and the current application forms the revised scheme.

Following the previous application planning enforcement investigation EN10/0132 was opened. Formal action has not been taken as yet regarding the unauthorised plant as the agent has been in negotiations with the Council seeking to reach an acceptable solution.

## Relevant policies

### **Camden Replacement Unitary Development Plan 2006**

SD1- Quality of Life  
SD6- Amenity for occupiers and neighbours  
SD7- Light, noise and vibration pollution  
SD8- Noise and disturbance  
B1- General design principles  
B3- Alterations and extensions  
Appendix 1 – Noise and vibration thresholds

### **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  
DP26 – Managing the impact of development on occupiers and neighbours  
DP28- Noise and vibration

### **Supplementary Guidance:**

Camden Planning Guidance 2006

## Assessment

1.1 The proposal is for the installation of ten new condenser units and the replacement/retention of an existing external chiller unit to an existing internal plant room, all at roof level. The new equipment will be located to the rear of the roof beside the existing plant room with a new metal rail and the existing replacement chiller will be re-located internally within the existing plant room. The works also include the replacement of a glazed panel to the existing plant room with brickwork. The proposed floor plans also denote there to be new communications equipment within the existing roof level plant room. However, no further details are provided; therefore an informative is recommended to be added denoting that separate permission may be required for these works.

1.2 The existing chiller installed without planning permission in 2007 has in the past been the cause of noise complaints from residents of neighbouring Somerton House. At the time of the previous application (2010/0024/P – see relevant history above) it was recommended that the chiller be re-located as the equipment was causing an unacceptable noise nuisance and the level of acoustic screening required to mitigate the noise issue would have been extensive and would have had a detrimental impact upon the appearance of the building. The current proposal to move the chiller to an internal location within the existing plant room is therefore welcomed in terms of both neighbour amenity and design. The minor works to the façade of the plant room would have no impact upon the overall appearance of the building and are considered to be appropriate in design terms. Some of the existing plant installed in 1997 would remain in its existing roof top position but this plant is appears to have lawful status and therefore it is difficult for the Council to insist on this plant being relocated.

1.3 Ten new condenser units are proposed to be installed externally on the roof beside the existing plant room, together with a new metal rail balustrade for access and maintenance. The new units would be at a minimum distance of 33m from the Somerton House and would not be visible in views from the street on Euston Road. Although some limited views may be available from the buildings to the rear these are not considered to be significant. The submitted acoustic report and follow-up email confirm that the units would meet the Council's noise conditions. It is recommended that the Council's standard noise condition be applied in order to protect future residential amenity of neighbouring occupiers.

### **Recommendation:**

Grant planning permission.

## DISCLAIMER

**Decision route to be decided by nominated members on Monday 27<sup>th</sup> September 2010.**

**For further information see**

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>