

Delegated Report		Analysis sheet		Expiry Date:		15/09/2010	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Jonathan Markwell				2010/3842/P			
Application Address				Drawing Numbers			
51-53 Hatton Garden London EC1N 8HN				Please see decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of two roof level heat pump units.							
Recommendation(s):		Grant 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	01		
Summary of consultation responses:		A site notice was erected on 28/07/2010, expiring on 18/08/2010. One comment was received from an owner of Flat 10 Theba House, 50 Hatton Garden. This seeks for the units to be positioned as far from the roof terrace area at No. 50 as possible and for them not to be visible from this area. It is also sought for existing and proposed units to be screened in order to minimise noise disturbance in the future.					
CAAC/Local groups* comments:		None.					
Site Description							
The application site comprises a large modern seven-storey building occupied as offices and a training/teaching centre. The building is located on the east side of Hatton Garden, between the junctions of Hatton Wall (to the north) and St Cross Street (to the south). To the east is Hatton Place. The surrounding area is a mix of predominantly retail and commercial buildings, located within Hatton Garden; London's pre-eminent jewellery sector. There are also some residential properties located at upper floor level along Hatton Garden, such as the neighbouring building to the south (known as Theba House). The building is located within Hatton Garden Conservation Area, but is not listed.							
Relevant History							
<ul style="list-style-type: none"> PS9805157 - Erection of mechanical and electrical plant to the roof. Granted 14/01/1999. PS9904377 - The installation on the roof of two condenser units. Granted 22/06/1999. 2006/2319/P - Relocation of existing external ventilation duct at the rear to existing conference/training centre (Class D1). Granted 02/08/2006. 							
Relevant policies							

Replacement Unitary Development Plan 2006

B1 - General design principles

B3 – Alterations and extensions

B7 – Conservation areas

SD6 - Amenity for occupiers and neighbours,

SD7B - Noise/vibration pollution

SD8 – Disturbance

Appendix 1 - Noise and vibration thresholds

Camden Planning Guidance 2006

Hatton Garden 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.

Draft LDF Core Strategy

CS1 - Distribution of growth

CS5 - Managing the impact of growth and development

CS14 - Promoting high quality places and conserving our heritage

Draft 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

Assessment

Introduction

Planning permission is sought for the installation of two roof level heat pump units to provide primary heating/cooling to the whole building. These are located within the central area of the roof and each would be approximately 3.4m in length, 1.11m in depth and 2.12m in height. Each unit would stand on 0.25m high plinths and 0.15m high steel beams. The units would be set back from the Hatton Garden and Hatton Place elevations by more than 5m. The proposed units would replace an existing dry cooler unit in the same location as that proposed. The existing unit to be removed is 0.68m less in height, 1.35m less in depth but 1.8m more in width.

Design

Although it is acknowledged that the units are relatively large in size (and in particular height), it is also recognised that there is a variety of existing equipment at roof level on both the application site building and nearby buildings. Moreover, the units are not considered to be highly visible from short or long views along Hatton Garden (even at the junction with Clerkenwell Road) or Hatton Place. This is owing to the careful positioning of the proposed units. In addition, the existing unit which those proposed are scheduled to replace is not largely visible at present. Within this context, it is not considered that the proposed units would have any significantly adverse impact on the appearance of the building or character of the wider conservation area.

Amenity

In support of the application, a full noise level survey has been submitted. This demonstrates that the Council's noise standards will be adhered to and has been verified as such. As a result, there is not anticipated to be any significant noise nuisance to adjoining occupiers as a consequence of the two units. However, in order to protect the future residential amenity of nearby occupiers, it is considered necessary to add the Council's standard noise condition and an additional time clock condition to ensure the units are not in operation between 23:00 and 07:00. No other adverse amenity impacts (such as outlook/sunlight/daylight losses) are anticipated, given the location of the units in a central part of the roof level of the building.

Recommendation: Grant Planning Permission

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