

Delegated Report		Analysis sheet		Expiry Date:		25/08/2010	
				Consultation Expiry Date:		05/08/2010	
Officer				Application Number(s)			
Jenny Fisher				2010/3298/P			
Application Address				Drawing Numbers			
GS Wing (Hillel House) 1-2 Endsleigh Street London, WC1H 0DS							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of a combined air handling and cooling unit within a service yard at lower ground floor level to the rear of a non residential institution (Class D1)							
Recommendation(s):		Grant planning permission with conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Bloomsbury CAAC</u> No comment					

Site Description

Hillel House is located on the east side of Endsleigh Street, close to the junction with Endsleigh Gardens. The building is occupied by the UCL Faculty of Laws. A mix of student and teaching areas and offices are accommodated within the building. A gate at the side of the main entrance provides access to the service yard to the rear. The service yard is bounded to the east by the multi storey Euston Plaza and Scandic Crown hotels. To the south by a high brick wall and gardens beyond to Endsleigh Street properties to the south of the site. Hillel House to the west and 56 Endsleigh Street (also occupied by the Faculty of Laws) to the north. The site is within the Bloomsbury Conservation Area.

Relevant History

None

Relevant policies

Replacement Unitary Development Plan 2006

SD6 (amenity); SD7 (noise/vibration pollution); SD8 (disturbance from plant); Appendix1; B1 (design); B7 (conservation areas)

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

CS5 (managing impact of growth); DP26 (managing impact on neighbours); DP28 (noise and vibration); CS14 (high quality design); DP24 (secure high quality design); DP25 (conserve Camden's heritage)

Camden Planning Guidance

Bloomsbury C.A.Statement

Assessment

Proposed

The basement lecture theatre is currently undergoing refurbishment. Mechanical plant proposed is required to provide fresh air and cooling to the lecture theatre.

The plant would be 1.6m. (w) x 5.6m. (l) x 1.7m. (h).

Redundant fittings would be removed to accommodate the new plant. The area is currently used to store rubbish.

Discussion

The plant would not be visible from the public realm and once installed it would not interfere with the existing escape route through the yard or its use to service the building. The main consideration in this case is impact on local amenity.

The postgraduate general study area that overlooks the proposed plant location is air conditioned and windows remain closed. The Scandic hotel does not have residential windows directly overlooking the proposed location. The closest noise sensitive façade directly facing the plant was that of the Euston Plaza hotel, approximately 15m. away from the AHU exhaust and fresh air inlet connections.

The Council's Environmental Health Officer has read the applicant's acoustic report (Hoare Lea) dated May 2010 and is satisfied that the report demonstrates that L.B.Camden noise criteria would be met.

The proposal would meet UDP policies for the protection of local amenity and there would be no impact on the character and appearance of the conservation area.

Recommend approval with standard conditions.

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