

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>18/08/2010</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>28/07/2010</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Rob Tulloch			2010/3371/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
17 - 29 Hawley Crescent London NW1 8TT			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 emergency generator and associated equipment at roof level of television broadcasting company (Class B1).				
<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>	

### Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>17</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>01</b>		

<b>Summary of consultation responses:</b>	<p>A site notice was displayed from 07/07/2010 and 17 adjoining occupiers notified.</p> <p>242 Camden High Street object that the relocation of the generator would cause noise nuisance and be visually intrusive.</p> <p><u>Officer response</u>  <i>The application is not for relocation of the generator, but for the removal of the existing generator in the courtyard and the installation of new plant. The proposed plant has been assessed by the Council's Regulatory Services who are satisfied that it complies with the Council's noise standards and national guidance. Furthermore, the proposed generator is an emergency standby generator that would be tested for a maximum of 15 minutes no more than once a week. In the context of a modern commercial building, with various existing plant and broadcast equipment at roof level, the proposed plant is not considered to harm the appearance of the building.</i></p>
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<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p>Regent's Canal CAAC comment that the plant should not be visible from canal side or from the nearby bridges.</p> <p><u>Officer response</u>  <i>The proposed plant is toward the front of the building, set back approximately 50m from the rear elevation that faces the canal, the tow path is approximately 30m beyond this. Due to the height of the building and the lowered viewpoint from the tow path it is not considered that the plant would be visible from the canal tow path. There would be no view of the plant from Hampstead Road Bridge to the west as this part of the building is obscured by 226-260 Camden High Road. The view of the roof from Kentish Town Bridge to the east is obscured by the existing plant and array of satellite dishes on the eastern side of the building.</i></p>
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### Site Description

The application site is located on the northern side of Hawley Crescent and south of the Regent's Canal, between Camden High Street and Kentish Town Road. The building was designed by Terry Farrell for TVAM television in the early 1980's and is still in use as a broadcasting facility. It is a part two part three storey building which features a recessed courtyard which breaks the façade on Hawley Crescent into two parts allowing service access and entry into the building, the proposal relates to the western wing. The site is located in the Camden Town Centre and south of the Regent Canal Conservation Area. A small northern section of the site falls within the Regent Canal Conservation, however the front section of the site, to which the application relates does not fall within a conservation area.

### Relevant History

2008/4458/P Internal alterations to provide additional floor space (Class B1), and external alterations including new plant at roof level and provision of new facade to eastern side of Hawley Crescent elevation. Granted Subject to a Section 106 Agreement

PEX0200394 The installation of a 4.7 metre high satellite dish on the existing roof of the MTV building. Granted 18/06/2002

PEX0100850 Installation of a transformer and associated housing measuring 2.35m high, 3m wide and 3m in depth. granted 03/09/2002

PEX0100591 Installation of an additional satellite dish (diameter 2.4 mtrs) on existing flat roof. granted 09/10/2001

PE9900693 Installation of emergency generator at roof level. granted on 13/12/1999

PE9900453 Installation of 9 air handling units at roof level. Granted 13/12/1999

## **Relevant policies**

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

SD6 Amenity for occupiers and neighbours  
SD7B Light, noise and vibration pollution – noise and vibration  
SD8 Disturbance  
B1 General design principles  
B3 Alterations and extensions  
B7 Conservation areas  
Appendix 1 Noise and vibration thresholds

### **Camden Planning Guidance 2006**

Plant, machinery and ducting

### **Planning Policy Guidance 24: Planning and Noise (PPG24).**

### **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.*

*The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration:*

DP24 Securing high quality design  
DP26 Managing the impact of development on occupiers and neighbours  
DP28 Noise and vibration

CS5 Managing the impact of growth and development  
CS14 Promoting high quality places and conserving our heritage

## **Assessment**

The site features a recessed courtyard which divides the front elevation into two parts allowing service access and entry into the building. Currently a large emergency generator is sited in the courtyard. The proposal is to remove the generator and to install a new emergency back up system on the roof of the western part of the building. The main issues are the visual impact of the new plant on the building and street scene and the impact on the amenity of adjoining occupiers.

### **Visual impact**

The building comprises three storeys. Its main elevation, facing Hawley Crescent is clad in grey corrugated metal sheeting, separated by coloured banding, whilst the side (western) elevation facing Camden High Street is a plain grey expanse.

The proposal would see the installation of three exhaust silencers in the middle of the front section of the roof of the western wing of the building. These would extend 900mm above the parapet and of this part of the roof and would be set back from the front (southern) elevation by 4.5m. As such they would only be partially visible from the south in longer views from Stucley Place.

On either side of the exhausts, to the east and west, would be louvered enclosures measuring 5.5m long by 1.5m wide, rising above the parapet by 1.3m. As these are also set back from the front elevation they would only be visible in long views from Stucley Place, but as they would be located close to the side elevations of this part of the roof they would be more visible from the street in lateral views.

The louvered enclosure on the eastern side of this part of the roof would largely be obscured by the existing truss system above the courtyard and the wider eastern wing of the building. The enclosure on the western edge of this part of the roof would not be obscured and would be visible in views from Hawley Crescent and Camden High Street.

The proposed plant would not compromise the most prominent elevation of the building, the front elevation on Hawley Crescent, and the design would be consistent with the building's commercial appearance in line with Camden Planning Guidance. In the context of a modern commercial building, with various existing plant and broadcast equipment at roof level, the proposed plant is not considered to harm the appearance of the building.

A condition would be attached requiring the louvered enclosures to be painted to match the colour of the southern front and western side elevation of the existing building in order to reduce visual impact from longer views.

#### **Amenity**

The height of the proposed plant, its location and its distance from nearby properties mean that its installation would not cause a loss of daylight or sunlight to adjoining occupiers.

The proposed generator is an emergency standby generator that would be tested for a maximum of 15 minutes no more than once a week. It has been assessed by the Council's Regulatory Services Department who are satisfied that it complies with the Council's own noise standards and with national guidance (PPG24).

As such, the operation of the plant would not be considered to create unacceptable levels of noise or vibration. Conditions would be attached to ensure that testing will only be permitted to take place no more than once a week, for a maximum of 15 minutes, and only between the hours of 9am and 8pm Monday to Saturday.

Additional conditions would further ensure the plant does not harm the amenity of adjoining occupiers by restricting its use to when there is a failure in the mains electricity supply, placing the generator on anti-vibration mounts, and preventing the opening of the acoustic doors when the generator is in use.

#### **Recommendation**

Grant Planning Permission

#### **DISCLAIMER**

**Decision route was decided by nominated members on 16<sup>th</sup> August 2010. For further information see**

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