

Delegated Report	Analysis sheet	Expiry Date:	23/06/2010
	N/A / attached	Consultation Expiry Date:	27/05/2010

Officer	Application Number(s)
Katrina Christoforou	2010/1297/P

Application Address	Drawing Numbers
Dennis Geffen Annexe Camley Street London NW1 0PS	See decision notice

PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature

Proposal(s)

Relocation of condenser unit at roof level to non-residential building.

Recommendation(s): Grant planning permission

Application Type: Councils Own Permission Under Regulation 3

Conditions or Reasons for Refusal: Refer to Draft Decision Notice

Informatives:

Consultations

Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00
			No. electronic	00		

Summary of consultation responses: A site notice was erected on the 05/05/2010.

CAAC/Local groups* comments: Kings Cross CAAC: No Comment
*Please Specify

Site Description

The site is located on the west side of Camley Street with the rear south west elevation facing onto the public open space of St. Pancras Gardens and the front north east elevation facing towards the railway lands which lead to King's Cross St. Pancras. The site is located within the Kings Cross Conservation Area and neighbours the grade II listed coroners court. The application property is a two storey office building dating from the late 20th Century.

Relevant History
2009/1629/P: Alterations including the installation of external condensers with acoustic screen at roof level, new entrance doors to the front elevation, alteration and replacement of windows, erection of cycle stands and replacement of front timber fence with steel security gates to non-residential building. Granted 23/07/2009.

Relevant policies

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
B7- Conservation Areas
T3- Pedestrians and Cycling
Plus appendix 1

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.

CS1- Distribution of growth
CS5- Managing the impact of growth and development
CS14- Promoting high quality places and conserving our heritage
CS17- Making Camden a safer place

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

The proposal is for the retention of a condenser unit at roof level. Planning permission was granted in 2009 for the erection of condensers at roof level with an acoustic screen. The plant installed differs from that approved and comprises one larger Sanyo SGP-EZ190 M2G2 unit, centrally located on the front part of the roof between the two existing brick projections. The approved units were intended to operate 24 hours a day whilst that installed is only to operate during normal office hours and it is therefore intended that an acoustic screen would not be required.

This location is not considered to be in accordance with policies B1, B3 or B7 as the plant is highly visible from Camley Street, projects significantly above the flat roof level and the level of the brick structures and its utilitarian appearance adds to visual clutter and detracts from the overall appearance of the building. During the course of the application amended drawing were submitted proposing that the plant be repositioned behind one of the brick structures. This would make the unit much less visible from the street, with only the very top visible in the background within the context of the brick element. On the park elevation views would be available of the plant but only at a significant distance and screened to some extent by the trees. The impact of the re-positioning is not therefore considered to be harmful to this view of the building. The revised position is considered to be in accordance with policy. The plant as currently installed is unauthorised. It is therefore recommended that an informative be attached to any permission advising that the unauthorised plant should be removed or repositioned in accordance with the approved drawings to avoid enforcement action. The matter has been referred to the Council's Compliance and Enforcement Team to monitor.

Acoustic information has been submitted with the application which identifies the nearest noise sensitive façade as being the Hospital for Tropical Diseases to the north west of the building at a distance of approximately 20m. The acoustic information indicates that the proposed plant would meet the Council's noise criteria if it is to operate during normal office hours. The minor alteration in position is not considered to have a significant affect at the nearest noise sensitive façade.

It is advised that the standard noise condition be applied to any permission and that a further condition be applied requiring the fitting of an automatic time clock restricting hours of operation to between 08:00 and 18:00 hours.

Recommendation:

Grant planning permission.

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