

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>21/01/2010</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		21/12/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Neil McDonald				2009/5123/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Holbrook House 8-18 Great Queen Street London WC2B 5DG				Hann Tucker Environmental noise survey report 15458/ENS1/REV 1; L03/150 rev P1; L01/104 rev P1.			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Submission of acoustic report pursuant to conditions 13 and 14 in respect of 4th floor roof plant relating to planning permission granted 26/09/2006 (application ref 2006/3315/P) for refurbishment and alterations to the property.							
<b>Recommendation(s):</b>		<b>Granted</b>					
<b>Application Type:</b>		<b>Approval of Details</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>71</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>Consultation is not normally carried out on approval of details applications such as this, however due to an admin error, letters of notification were generated and sent to all the adjoining occupiers consulted for the original full application.</p> <p>One response was received objecting to the prospect of any further building work in the area as conditions for residents surrounding Holbrook House throughout its recent refurbishment have been intolerable.</p> <p><i>[Officer response: The submitted details involve only noise data for plant to be installed which has already been approved. The objection is therefore not relevant to anything proposed in this application. In any event, with the mitigation proposed, it is not considered that the plant will increase ambient noise levels in the area to any noticeable extent and will therefore be in accordance with the existing approval.]</i></p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		CAAC have commented only to say that there appear to be no visual implications from the proposals.					

## Site Description

Holbrook House is an existing, 1960's office development located between Great Queen Street and Parker Street on the eastern edge of the Covent Garden area of Central London. The site is located within the Seven Dials Conservation Area. The building has recently been subject to works of refurbishment and extension which are now completed.

## Relevant History

Permission granted 26/09/2006 for Refurbishment and alterations to the property, including ground and first floor extension on Parker Street, extended full width eighth floor and additional floor at ninth level to podium block, replacement plant at roof level, re-cladding of exterior elevations, alterations to main entrance and reception area together with the provision of cycle parking in the basement, landscaping and other associated works. (2006/3315/P)

All conditions relating to planning permission 2006/3315/P granted on 26/09/2006 which need details to be submitted, have been discharged, the most recent being condition 5 (public art) on 31/03/2009 (2008/5226/P). This was followed by varied details approved on 30/10/2009 (ref 2009/4214/P).

## Relevant policies

London Borough of Camden Replacement Unitary Development Plan –Adopted June 2006

SD6 – Amenity for occupiers and neighbours,  
SD7B – Noise/vibration pollution  
SD8 – Disturbance (from plant and machinery)

## Assessment

Condition 14

*Full details of the plant to be installed in the 13th floor plant room hereby approved, together with an accompanying acoustic report, shall be submitted to and approved by the local planning authority prior to installation of this plant.*

*Reason: To ensure that the intended plant and any necessary noise attenuation is capable of complying with the Council's standard noise criteria as stated in condition 13 in accordance with the requirements of policies SD6, SD7B, SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

Condition 14 refers only to plant to be installed in the 13<sup>th</sup> floor plant room, details of which have already been approved under ref 2008/2190/P (granted 24/06/2008). However the original grant of planning permission also indicated a smaller tenants' plant room at fourth floor level on the Parker Street elevation. Since this will also need to comply with the Council's standard noise criteria as set out in condition 13 to limit noise levels to within 5dB(A) of existing background, it has been recommended that the applicant also submit details of noise emissions for this 4<sup>th</sup> floor plant.

The submitted report by Hann Tucker records the lowest measured background noise level as 52dB. In terms of the proposed plant, the report gives noise predictions for two options according to whether the dry coolers are to be installed in run or standby configuration. The calculations build in an additional 5dB contingency to allow for any other tenants' plant items which is considered reasonable. On this basis it is evident that the proposed plant will be likely to operate at under 5dB below the lowest expected ambient noise level. Even with an allowance for future tenant's plant, option 1 (in the louder 'run' configuration) will only exceed this level by a negligible 2dB measured at the nearest residential window.

This is considered acceptable by the Council's environmental health officer (pollution control) and likely to meet with the standard requirements of condition 13. The details can therefore be approved.

Recommendation: Approve the submitted details.

**Disclaimer**

***This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613***