

|   |                                       |                       |                                     |                   |
|---|---------------------------------------|-----------------------|-------------------------------------|-------------------|
| <b>Delegated Report</b>   |                                       | <b>Analysis sheet</b> | <b>Expiry Date:</b>                 | <b>22/12/2009</b> |
|   |                                       | N/A / attached        | <b>Consultation Expiry Date:</b>    | N/A.              |
| <b>Officer</b>  |                                       |                       | <b>Application Number(s)</b>        |                   |
| Hugh Miller   |                                       |                       | 2009/4564/P                         |                   |
| <b>Application Address</b>  |                                       |                       | <b>Drawing Numbers</b>              |                   |
| The Swiss Church<br>79 Endell Street<br>London<br>WC2H 9AJ  |                                       |                       | 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>  |                                       |                       |                                     |                   |
| Details of a programme of archaeological investigation and of the ventilation/extraction of fumes, pursuant to Condition 3 and Condition 5 of planning permission dated 04/06/2008 (2008/0342/P) for the erection of roof guard railings and installation of air-conditioning plant and ducts at the rear of the building, and excavation to provide additional basement accommodation under front of building. |                                       |                       |                                     |                   |
| <b>Recommendation(s):</b>   | <b>Grant</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>  |                                       |                       |                                     |                   |

## Consultations

|   |  |           |                  |           |                   |           |
|---|--|-----------|------------------|-----------|-------------------|-----------|
| <b>Adjoining Occupiers:</b>   | No. notified   | <b>00</b> | No. of responses | <b>00</b> | No. of objections | <b>00</b> |
|   |  |           | No. Electronic   | <b>00</b> |                   |           |
| <b>Summary of consultation responses:</b>                             | N/A.   |           |                  |           |                   |           |
| <b>CAAC/Local groups* comments:</b><br><small>*Please Specify</small> | <p>Thames Water request that the applicant incorporate within the proposal, protection to the property by installation of a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that sewerage network may surcharge to ground level during storm conditions</p> <p><u>Covent Garden Community Association</u><br/>No comment.</p> <p><u>English Heritage:</u><br/>No objection. No further archaeological work is necessary under this current application and the archaeological conditions have been satisfied.</p> |           |                  |           |                   |           |

## Site Description

The Swiss Church Building is a Grade II\* Listed church, located in Endell Street and was built in **1853** by Swiss architect George Vulliamy. It replaced the 80 year-old Eglise Helvetique in Stidwell Street, Soho which had been built in 1775.

The surrounding area is very mixed in use, with theatres, cafes, restaurants, retail etc within the Seven Dials Conservation Area.

## Relevant History

April 2008, pp granted for the erection of roof guard railings and installation of air-conditioning plant and ducts at the rear of the building, and excavation to provide additional basement accommodation under front of building;( ref. 2008/0342/P) and subject to conditions.

June 2008, LBC granted for the renovation and repainting of the church building including the replacement of the existing gallery with two new floors, enlargement of the main hall, extension at basement, re-glazing rooflights, addition of roof guard railings, and installation of air-conditioning plant and ducts at rear of building; ref. 2008/0345/L

January 2009 Refuse details of an archaeological programme pursuant to condition 3 of the planning permission dated 04/04/08 (2008/0342) for erection of roof guard railings and installation of air-conditioning plant and ducts at the rear of the building, and excavation to provide additional basement accommodation under front of building; ref. 2008/4996/P

## Relevant policies

SD6: Amenity for Occupiers and Neighbours  
SD7: Light, Noise and Vibration Pollution  
SD8: Disturbance  
B1: General design principles  
B3: Extensions and alterations  
B8: Archaeological Sites and Monuments

## Assessment

### **Background**

In April 2008, planning permission was granted for the erection of roof guard railings and installation of air-conditioning plant and ducts at the rear of the building, and excavation to provide additional basement accommodation under front of building; subject to conditions as follows:

#### Condition 3

No development shall take place until the applicant has implemented a programme of archaeological investigation which has been submitted by the applicant and approved by the Council. The development shall only take place in accordance with the detailed scheme pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body acceptable to the Council.

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development in accordance with the requirements of policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.

By letter dated 20/11/2009, from English Heritage state "*The applicants were able to demonstrate through the submission of archaeological statements and geotechnical information that the basement extension would not be situated in an area where the ground had been previously disturbed. This indeed proved to be the case, and no archaeological remains were encountered during the course of works*".

English Heritage is satisfied with the submitted information and no objection raised.

*Recommendation- discharge condition 3.*

#### Condition 5

No development shall take place until details of the ventilation of and the extraction of fumes from the premises to an adequate outlet level, including details of sound attenuation for any necessary plant, have been submitted to and approved by the Council. The development shall not be carried out otherwise than in accordance with any approval given and shall thereafter be maintained in effective order to the reasonable satisfaction of the Council.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies SD6, SD7B,SD8 and Appendix 1 of the London Borough of Camden Replacement Unitary Development Plan 2006

The applicant has amended their original submitted information regarding the noise levels of the proposed air handling units. The revised spreadsheet noise predictions demonstrate that Camden's planning noise would be met and include-

- Proposed plant with noise specifications,
- All noise mitigation measures, showing how each piece of equipment will be attenuated and what the combined noise level will be after noise attenuation features.

Officers are satisfied that the condition is met on the basis of mitigating measures referred to in the acoustic report and duly implemented

The air handling unit will be located on the rear wall of the main church hall of the host building (church) and located in the position as originally approved within a partially enclosed lightwell area. The extract duct would project above the raised parapet and be partially visible from properties at the rear. Although the equipment is very large and partially projects above the roof, the applicant has

confirmed (by email dated 22/12/2009) that it would be light grey in colour; it is considered that, in the context of this equipment partially concealed behind the building and thus barely visible from the public realm, it would be satisfactory and would not harm the setting of the listed building nor the character of the conservation area.

*Recommendation- discharge condition 5.*

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