

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>18/12/2009</b>	
		N/A / attached		<b>Consultation Expiry Date:</b>		27.11.09	
<b>Officer</b>				<b>Application Number(s)</b>			
Charles Thuairé				2009/3025/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Greencroft House 12 Roger Street London WC1N 2JU				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>							
Replacement of windows on all elevations including alterations to ground floor street entrance and rear courtyard entrance, replacement of roof lantern by new rooflights on 1 <sup>st</sup> floor roof; installation of replacement plant on 1 <sup>st</sup> floor flat roof with associated acoustic enclosure, and new plant on main 5 <sup>th</sup> floor roof.							
<b>Recommendation(s):</b>		<b>Grant 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>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>23</b>	No. of responses	<b>02</b>	No. of objections	<b>01</b>
				No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Neighbour at 17 John Street objects to prominent, intrusive and unsightly new plant and exhaust fan rising up above his boundary overlooking his garden and windows. Would prefer something the same height as existing plant or for the new one to be screened by wall at same height as his neighbour's 1 <sup>st</sup> floor deck railings. Another neighbour has no comments to make.					
<b>CAAC/Local groups* comments:</b> *Please Specify		Bloomsbury CAAC object- proposed alterations are not considered to be an improvement over existing situation and cannot be an enhancement of the conservation area on this prominent site.					

## Site Description

Large 5 storey office block at corner of Roger Street and North Mews within Bloomsbury conservation area. It dates from the 1950's with typical steel multi-paned windows, large ground floor window openings with ribbed spandrel panels beneath, and a setback ground floor entrance reached by steps at the corner. The building has a flat roof with projecting lift motor room plus a rear 1<sup>st</sup> floor flat roof with various items of air-conditioning plant, as well as a rear courtyard. The works, subject of this application, are almost complete.

## Relevant History

25.9.2000- pp granted for installation of 4 air conditioning plants at the rear first floor roof

## Relevant policies

SD6, 7,8; B1,3,7;  
CPG

## Assessment

The proposal involves the following, basically alterations to the facades and installation of replacement and new air-conditioning plant on the roofs, as part of the upgrading of the office block for new tenants. The plans have been revised and updated to adequately and correctly show the works in progress including an acoustic screen around the 1<sup>st</sup> floor plant.

### Proposals-

Refurbishment works to the whole office block including internal alterations to provide new toilets, kitchens etc; replaced windows on all elevations and on all levels with new double glazed steel framed windows of same design; replacement of ground floor windows and spandrel panels by new totally glazed openings with obscure film strip applied on lower half; new windows provided next to ground floor street entrance; render applied to brick walls and piers on ground floor street frontages; alterations to rear entrances in courtyard to replace door and roller shutter openings by new rendered wall and door plus external ramp to allow disabled access; erection of new pump room adjoining this; provision of new bin stores and cycle store within courtyard plus one disabled carspace to replace existing 3 carspaces.

Replacement of long roof lantern at 1<sup>st</sup> floor level by new individual rooflights; replacement of existing a/c plant units on 1<sup>st</sup> floor roof by new equipment on larger area (8 condenser units and one large air-handling unit with extract fan and pipe ducting; erection of acoustic enclosure around all units; erection of new ducting and units on 5<sup>th</sup> floor roof next to lift motor room plus associated safety balustrades on roof edge.

### Issues-

#### Design

The facade alterations are considered acceptable- the windows on upper floors are barely different from the existing Crittall-style ones; the ground floor new windows and rendered walls represent a simplification of the articulated frontage and are considered not to harm the appearance of the building or streetscene as the office block is a 1950's building of no special merit and as the street is characterised by a variety of modern buildings and different design idioms. The elevation alterations will preserve the character and appearance of the conservation area. The rear courtyard alterations are minor and considered acceptable for a utilitarian context as they are not visible in the public realm.

The acoustic enclosure is welcomed as it will hide the new plant from public views across the courtyard from Roger Street, as well as views from neighbouring premises in John Street. It will be clad in light grey metal panels to reduce its prominence and is considered acceptable in this location, being well setback from the street frontage and appropriate for this utilitarian context. The roof plant on upper levels will not be visible from the ground. The 4 replacement roof lights for the previous roof lantern is acceptable and has no impact on the building's general appearance.

#### Amenity

The acoustic enclosure on the 1<sup>st</sup> floor will be surrounding all the plant and will have a screen 3m high and 10m long on the boundary adjoining John Street, eventually sloping down to 1m high next to the main block itself. It will be open to the sky. The enclosure will completely mask the ducting and exhaust of the air-handling unit from neighbouring properties. Although 1m higher than the existing boundary wall with 17 John St, it is only 0.5m higher than adjoining walls and railings of adjoining properties and in particular is approx 8m away from this property's rear windows so that it does not cause any loss of outlook or daylight.

An acoustic report has been submitted and checked by environmental health officers, who consider the scheme to be acceptable. Although all the equipment individually will comply with the Council's noise criteria, it is noted that cumulatively, even with the acoustic barrier proposed, the 1<sup>st</sup> floor roof plant will exceed the noise standards by 3dBA if all units are running simultaneously. However it is considered very unlikely that all plant would be running simultaneously at

any one time and at full capacity and should not detrimentally affect the amenities of adjoining properties in John Street. Furthermore it has been calculated that the plant would meet the most stringent recommendations of the BS8233:1999 even with affected windows partially closed- the BS recommendation for "good" conditions (ie. sleeping/resting) in a bedroom with a closed window is 30dBA whereas the predicted level for the plant here will be 28dBA. It is thus considered that in these circumstances the plant is acceptable, provided a condition be attached to ensure time clocks are provided to ensure that the plant does not operate at night time (which is very unlikely in the case of this office).

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