

Delegated Report		Analysis sheet		Expiry Date:		27/10/2009	
		N/A / attached		Consultation Expiry Date:		07/10/09	
Officer				Application Number(s)			
Aysegul Olcar-Chamberlin				1) 2009/4198/P & 2)2009/4201/L			
Application Address				Drawing Numbers			
School of Oriental & African Studies Thornhaugh Street Russell Square LONDON				See decision notices			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1) Installation of 2 x Daikin RXYQ24P condensing units to the rooftop of the building (Class D1). 2) Installation of 2 x Daikin RXYQ24P condensing units to the rooftop of the building (Class D1).							
Recommendation(s):		1) Grant Planning Permission 2) Grant Listed Building Consent					
Application Type:		Full Planning Permission					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		A site notice for applications was displayed from 16/09/09 to 07/10/09. No reply received.					
CAAC comments:		Bloomsbury CAAC originally objected the proposal on the grounds that the submitted information was insufficient. After the submission of the application, additional information was sent by the agent. Bloomsbury CAAC was sent a letter, drawings and further information to clarify the proposal and its impact on the appearance of the conservation area and amenities of the nearby neighbouring properties by the case officer on 27 th October 2009. In response to the officer's letter, Bloomsbury CAAC withdrew their objection.					
Site Description							
The application relates to the School of Oriental and African Studies (SOAS) campus on Thornhaugh Street in the Bloomsbury Conservation Area. The School of African and Oriental Studies consists of a number of buildings linked together. The main entrance to the school is through the Grade II listed building dating from circa 1939-45 by Charles Holden and has some art-deco detailing. The Grade II listed building has two primary frontages facing Thornhaugh Street and Torrington Square. The widest frontage of the Grade II listed building is on Thornhaugh Street. There are modern style largely glazed buildings which infill the north side of the main building, which are not covered by the listing.							

Relevant History

2009/4193/P – Planning permission was granted on 27/10/2009 for the installation of louvres to the top section of window adjacent to existing fire escape doors on Torrington Square (side) elevation as an amendment to planning permission 2009/1828/P granted on 16/06/2009. The associated listed building consent was also granted on 27/10/2009 (ref: 2009/4196/L).

2009/1828/P – Planning permission was granted on 16/06/2009 for the alterations to openings on the front and rear elevations and infilling void area at lower ground floor level to create a new post room at modern buildings (later addition to the grade II listed building), replacement of railings with glazed handrails at the ramped access to the main entrance and infilling front lightwell beneath the ramp to provide additional storage at the grade II listed building (Class D1). The associated listed building consent (2009/1508/L) including internal alterations in addition to the external alterations was also granted on 16/06/2009.

2007/4561/P – Planning permission was granted on 22/11/2007 for the replacement of existing fixed section of the timber framed windows with double glazing windows (excluding circulation areas and semicircular area) and installation of external window blinds at fourth floor level. The associated listed building consent including minor internal alterations (ref: 2007/4563/L) was also granted on 22/11/2007.

2007/2115/P – Planning permission was granted on 14/08/2007 for the construction of a new steel fabricated staircase from lower ground to ground floor level, relocation of existing railings, installation of new gate, new barrier railings and extension to concrete paving area at lower ground floor level to provide a new external smoking area to student union bar. The associated listed building consent (ref: 2007/2117/L) was also granted on 14/08/2007.

PS9804730 – Planning permission was granted on 10/07/2000 for the erection of two new teaching / administration blocks, one on the west side of the Philips Building and one on the east side, between the Philips building and the original Building, together with associated landscaping works; the formation of a new library entrance to the Philips Building; the glazing over of the basement well of the original building; the reinstatement, to grade, of the service/access road on the east side of Torrington Square; alterations to the eastern side of Torrington Square associated with the reconstruction of the roadway. The associated listed building consent (ref: LS9804731) was also granted on 10/07/2000.

9200737 - Planning permission was granted on 12/11/1992 for the erection of three storey infill building in existing rear courtyard for educational and ancillary purposes. The associated listed building consent (ref: 9270145) was also granted on 12/11/1992.

9200984 - Planning permission was granted on 01/04/1993 for the erection of a five storey teaching block with basement lecture theatre and new two storey entrance block and art gallery with landscaping improvements.

Relevant policies

Replacement Unitary Development Plan 2006

SD1- Quality of Life

SD6 – Amenity for Neighbours and Occupiers

SD7B – Noise / vibration pollution

SD8 – Disturbance

B1 – General Design Principles

B3 – Alterations and Extensions

B6 – Listed Buildings

B7 – Conservation Areas

Appendix 1 – Noise and Vibration Thresholds

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

The proposal is for two Daikin RXYQ24P type condensing units to the rooftop of the rear addition of the Grade II listed building, which is linked to a 6-storey modern building on Torrington Square.

Impact on Appearance of Conservation Area and Listed Building

The proposed condensing units would have a height of 1680mm, a depth of 765mm and a width of 1860mm each and would be mounted at roof level (at 5th floor level). They would be located behind the motor room on the roof and set back by 16m from the front of the modern addition to the listed building. They would be approximately 1.5m below the height of the motor room, and 400mm above the parapet wall of the building.

Views of the rooftop are possible from the buildings immediately to the north and east, but these are somewhat limited (especially in views from the east, which are partially screened by rooftop tanks and parapet walls). Even in this context, the proposed units would be seen against the backdrop of the lift over-runs and other utilitarian rooftop structures, and it is considered that they would not add appreciably to the clutter of the rooftop of building.

Given the height of the building and size and positioning of the proposed units, they would not be visible from street level from the surrounding area. The proposal is considered to preserve the special interest of the listed building and would not be detrimental to the character and appearance of the surrounding conservation area.

Impact on Amenity

The acoustic report which was submitted with the application only refers to one of the proposed units, which is a combination of two Daikin RXYQ12P condensers instead of two Daikin RXYQ24P condensers. The agent and his acoustic consultant confirmed in their correspondence dated 26th October 2009 that it is proposed to install 2 x Daikin RXYQ24P condensers to the rooftop and that the additional unit that is not included in the calculations would only increase the noise emission level by 3dBA. The noise emission level of the units would thus be 38dBA at the nearest noise sensitive window and would still comply with the Council's noise standards. The Council's environmental health officer also considered that the proposed units would be located approximately 40m from the nearest residential property and that proposal would meet the Council's noise standards.

The proposal is considered not to raise significant amenity issues and would be in accordance with policies SD6, SD7 and SD8 of the UDP.

Recommendation

The proposed works are considered to preserve the special interest of the listed building and would not result in unacceptable harm to the amenities of the neighbours; therefore it is recommended that both the planning permission and listed building consent should be granted conditionally.

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