

DISCLAIMER

Decision route to be decided by nominated members on Monday 2nd November 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	05/11/2009
		N/A / attached	Consultation Expiry Date:	12/10/2009
Officer			Application Number(s)	
Hannah Parker			2009/3360/P	
Application Address			Drawing Numbers	
90 Whitfield Street London W1T 4EZ			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of 14 roof mounted condenser units associated pipe works and containment trays to office building (Class B1)				
Recommendation(s):		Grant Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	66	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	Objections from 29 Montagu House and 9 Montagu House <ul style="list-style-type: none">Noise will badly affect study and living environmentUnsightly from communal roof area of Montagu House					
CAAC/Local groups* comments: *Please Specify	Charlotte Street Association <ul style="list-style-type: none">No design and access statement submittedNoise Nuisance to residential areasUDP policy that all services shall in new developments be located within the building envelopeCouncil insists that the new buildings achieve high levels of sustainability almost immediately after completion to add 14 condensers.Want the application to be heard at committee. <p><i>Councils Response</i> <i>The site is not located in a conservation area. Therefore a design and access statement is not required.</i></p>					

Site Description

The application relates to a 6 storey office building on a rectangular site which fronts onto Tottenham Court Road, Maple Street and Whitfield Street.

The site is not located in a Conservation Area. The building on the site is not listed

Relevant History

2008/4671/P 90 Whitfield Street Retention of 2 x air conditioning units and associated pipes at roof level, in association with second floor office space. Withdrawn by applicant

2009/0593/P Installation of roof mounted air handling plant, condensers and satellite dish to offices (Class B1) Grant

2009/1977/INVALID 90 Whitfield Street Installation of roof mounted condenser unit to office building (Class B1). Invalid at time report was written

Relevant policies

Camden Unitary Development Plan 2006

B1 General design principles

B3 Alterations and extensions

SD6 Amenity for occupiers and occupiers and neighbours

SD7b Noise and Vibration Pollution

SD8 Disturbance

Appendix 1

Camden Planning Guidance

Assessment

The proposal is to install 14 roof mounted condenser units associated pipe works and containment trays to office building.

Main Considerations

- Impact on the host building
- Neighbourhood Amenity

Impact on the host building

The area proposed for the plant is set back from the roofs edge and is unlikely to be significantly visible from the public realm. The buildings itself is large and six storeys high so any views would be extremely limited at street level.

The works are considered compliant with policies B1 and B3 of the London Borough of Camden Unitary Development Plan.

Neighbourhood Amenity

Whitfield Street is in close proximity to Tottenham Court Road which is well used 24 hours a day. The

background noise level will therefore be higher than the majority of the Borough.

The applicant submitted an acoustic report with the application. The acoustic consultant has predicted with the acoustic mitigation measures in place, noise level from the units will be **40dB(A)** at the nearest noise sensitive premises 9 metres away. The lowest background noise level measured during the noise survey is **52dB(A)** daytime and **51dB(A)** at night.

Although the objections regarding noise are acknowledged the acoustic report demonstrates that the units meet Camden Standards.

The Council's Environmental Health officer has examined the report and advised that the calculated noise levels, as set out in the report, meet Camden's noise standards in the UDP.

There are no further amenity issues arising from the proposal. The application is considered to be in no way harmful to the amenity of neighbours and is considered to be consistent with Policy SD6 and SD7b of the UDP.

Other Issues

The objectors have brought up issues regarding how the plant will blight views from private vantage points. Although the Council is sympathetic the closest distance between the buildings is over 12m. The distance between the plant and the communal roof level will be greater than this. The loss of outlook is therefore not viewed as severe enough to refuse this application on.

Charlotte Street Association point out that this is a fairly new building and all plant and services should be provided in the building envelope and that the building should be sustainable. This is an ideal situation and although the Councils encourages this, often additional plant is required. Current UDP policy does not allow condenser units to be refused on the basis of sustainability.

Recommendation Grant Permission