

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th September 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:	02/09/2009
			Consultation Expiry Date:	14/08/2009
Officer		Application Number(s)		
Jenny Fisher		2009/2469/P		
Application Address		Drawing Numbers		
Bedford House 125-133 Camden High Street Camden Town London NW1 7JR		Refer to decision letter		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of condenser unit on roof of office building.				
Recommendation(s):	Grant planning permission with conditions			
Application Type:	Councils Own Permission Under Regulation 3			

Conditions:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	44	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:						
CAAC comments:	<u>Camden Town CAAC</u> No objection					
Site Description						
<p>A 5-storey commercial building on the west side of Camden High Street, the rear of which is visible from Arlington Road to the west. The flat roof covers a large area that currently accommodates a number of items of mechanical plant, and a lift motor room.</p> <p>The site is located in the Camden Town Conservation Area; the building is not listed.</p>						
Relevant History						
<p>1990 – PP granted for the installation of a microwave receiving antenna at roof level.</p> <p>2006/2659/P - Installation of telecommunications equipment on roof of building comprising of six pole mounted antennas (four to the front of the building and two to the rear), equipment cabinets and associated roof mounted equipment including 1.1m railings refused for the following reason:</p> <ul style="list-style-type: none"> The proposed front antennas and railings, by reason of their size, height and position on the front edge of the building, would have a detrimental impact on the skyline and views along Camden High Street and would create unacceptable visual clutter at roof level. As such, the proposal would fail to preserve the character and appearance of the Camden Town Conservation Area contrary to policies B1 (General design principles), B5 (Telecommunications), B7 (Conservation areas) and B9 (Views) of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting advice contained within Section 3.7 (Telecommunications) of the London Borough of Camden Supplementary Planning Guidance 2002. <p>2007/0778/P - Planning permission granted for the installation of telecommunications equipment on roof of building comprising of six antennas (four to the front of the building and two to the rear), equipment cabinets and associated roof mounted equipment including 1.1m railings.</p>						

Relevant policies

Replacement UDP: SD6; SD7; SD8; B1; B7; Appendix 1

Camden Planning Guidance: conservation areas; design; noise and vibration; plant

Camden Town Conservation Area Statement

Assessment

The applicant is seeking permission for the installation of a new external condenser on the roof of the building to service a new cooling system for first floor offices.

The condenser will be installed on the existing roof steelwork between two existing condensers. It will not be visible from surrounding premises; the building is taller than those in the immediate vicinity.

The nearest noise sensitive property (residential accommodation on Delancy Street; the façade is lower than the roof of the application site) is 45m away from the proposed location of the condenser.

The applicant's acoustic report predicts the noise level from the proposed condenser at the nearest noise sensitive façade would be 25dBA. It would thus meet Camden's noise standards and as a consequence would not require additional attenuation to mitigate noise generated. The Council's Environmental Health Team raise no objection to the proposal.

The proposal does not raise any amenity issues, and would not be visible from other buildings nearby or from the ground. Thus no impact on local amenity or the character and appearance of the conservation area.

Recommend approval.