

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		20/08/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		24/07/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Jonathan Markwell				2009/2464/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Flat 13 The Glass House 175 Shaftesbury Avenue London WC2H 8AN				Please 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>							
Installation of one air condenser unit at roof level on the north-west (New Compton Street) elevation for Flat 13 (Class C3).							
<b>Recommendation(s):</b>		<b>Grant Planning 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>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>		A site notice was erected on 02/07/2009, expiring on 23/07/2009. No responses were received.					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Covent Garden Community Association has no objection to the application but has commented that they were surprised the application was validated due to the poor quality of the drawings supplied. (Officer comment: Further plans were submitted by the applicant during the course of the application.)					
<b>Site Description</b>							
<p>The application site comprises an eight storey residential building fronting onto the north-west side of Shaftesbury Avenue, between the junctions with St Giles High Street (to the north) and St Giles Passage (to the south). The rear of the site fronts onto New Compton Street. Access to the 16 residential units is from Shaftesbury Avenue. This application concerns Flat 13, located at 4<sup>th</sup> floor of the building, installing an air condenser unit at roof level.</p> <p>The surrounding area is a mix of residential, commercial, retail, restaurant, café, drinking establishment and leisure uses, with buildings typically of similar of greater height to the application site. The application site is not a listed building and is located beyond the western boundary of the Seven Dials (Covent Garden) Conservation Area.</p>							

## **Relevant History**

### **Flat 14, The Glass House, 175 Shaftesbury Avenue**

None.

### **175-179 Shaftesbury Avenue**

28388 - The erection of a cooling tower on the roof. Granted 29/05/1979.

### **Flat 14, The Glass House, 175 Shaftesbury Avenue**

2005/5002/P - Retention of 1x air conditioning unit on the 8th floor level flat roof of the residential building (Class C3). Granted 26/05/2006.

### **Flat 12, The Glass House, 175 Shaftesbury Avenue**

2007/1512/P - Installation of air conditioning unit on the 8th floor roof adjacent to the lift motor room in connection with the residential unit at 4th floor level (Class C3 Use). Granted 23/08/2007.

## **Relevant policies**

### **London Borough of Camden Replacement Unitary Development Plan 2006**

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

SD7 – Light, noise and vibration pollution

SD8 – Disturbance

B1 – General design principles

B3 – Alterations and extensions

Appendix 1 – Noise and vibration thresholds

### **Camden Planning Guidance 2006**

## **Assessment**

### **Introduction**

Planning permission is sought for the installation of an air condenser unit at roof level on this residential building. The unit will be located close to the north-west boundary of the site, closest to the New Compton Street (west) elevation of the building. The unit will serve Flat 13, located at fourth floor level. There is a variety of existing plant at roof level, as denoted within the planning history section above. It has been confirmed that a Fujitsu or similar condenser (AOY54UJBMR) will be installed.

### **Design**

The proposed condenser has been confirmed to be 0.9m in width, 0.9m in height and 0.37m in depth. It will be located a minimum of approximately 1.75m from the west (New Compton Street) elevation and 3.3m from the boundary with 179-199 Shaftesbury Avenue. Given its location and size it is not considered to be prominent from the any point of the public realm in New Compton Street. As a result of this limited visibility the proposed condenser does not raise any design issues. The location of the condenser on the north-west side of the roof results in its location being away from the boundary with Seven Dials (Covent Garden) Conservation Area. As such, the proposed condenser is not considered to impinge on the setting, character or appearance of this conservation area.

### **Noise/vibration/disturbance and impact on amenity for occupiers and neighbours**

The applicant has submitted a Noise Assessment to support the submission of the application for the proposed condenser unit. The nearest residential windows have been calculated to be between 10 and 15 metres from the proposed condenser. It is considered that the Noise Assessment submitted is satisfactory in terms of the Council's noise standards. As such, the unit is not considered to cause any detrimental impacts of disturbance or adverse amenity issues to nearby occupiers and neighbours. However, it is recommended that a condition is added to any permission to ensure that the noise from the condenser shall be at least 5 dB(A) below the existing background noise levels 1m away from the nearest sensitive façade (or 10 dB(A) if there are distinct impulses with the condenser).

**Recommendation:** Grant Planning Permission

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