

Delegated Report		Analysis sheet		Expiry Date:		26/06/2009	
		N/A / attached		Consultation Expiry Date:		18.6.09	
Officer				Application Number(s)			
Elaine Quigley				2009/1849/P			
Application Address				Drawing Numbers			
104 Camley Street London NW1 0PF				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of 9 air conditioning units on north and south side elevations of the building and a new disabled access ramp to the front entrance of the existing office (B1).							
Recommendation(s):		Grant planning permission subject to conditions					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	05	No. of responses	00	No. of objections	00	
			No. electronic	00			
Summary of consultation responses:		None received					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The application site is located on the east side of Camley Street that comprises a red brick two storey purpose built industrial building. It is occupied as office accommodation. The building is set back within the plot and provides an area of hardstanding to the front that is used as a parking area to the front that accommodates 12 cars. The site is bounded by a 3m high metal fence.

To the north and south of the site are similar two storey industrial buildings with a educational centre to the west. Beyond this lies Regent's Canal. The area to the south and east of the site forms a larger development site that is identified as Kings Cross Railway Lands. It is designated as a proposals site for a mixed use development including residential (Site no: 26) within the UDP.

The building is not listed and the site is not within a conservation area.

Relevant History

04/02/2003 – Planning permission granted for installation of an electricity substation on the land in front of the premises (ref no: PEX0200963).

28/02/2006 – Planning permission granted for display of one externally illuminated fascia sign to the front elevation of the existing office building (Class B1) and one non-illuminated sign to the front boundary treatment (ref 2005/4197/A).

11/05/2009 – Planning permission sought for the erection of two new steel generators and fuel tank to the rear of the premises/Industrial unit (2009/1619/P)

Relevant policies

Replacement Unitary Development Plan 2006

SD1C Access for all; SD6 Amenity for occupiers and neighbours; SD7B Noise/vibration pollution; SD8 Disturbance; B1 General design principles; B3 Alterations and extensions; Appendix 1 Noise and vibration thresholds.

Camden Planning Guidance 2006

Access for all

Design

Extensions, alterations and conservatories

Noise and vibration

Overlooking and privacy

Assessment

Proposal

Planning permission is sought for the installation of 9 air conditioning units on both side elevations of the building and new disabled access ramp to the front entrance of the existing office (B1). The main alterations include the following:

- Installation of disabled access ramp with hand rails to the front entrance doors
- Installation of 1 wall mounted air condition unit at upper ground floor level, 6 floor mounted double height air conditioning units and 1 single floor mounted air conditioning unit and four new grilles at ground and first floor level on the northern side elevation of the building
- Installation of two floor mounted double height air conditioning units and four new grilles (measuring 1.2m (length) by 0.2m (height)) at ground and first floor level on the southern side elevation of the building

The proposed disabled access ramp would result in the loss of one designated car parking space to the front of the building.

The main issues to consider as part of the proposal are:

- Design
- Amenity
- Access
- Highways

Design

Air conditioning units

The proposal would include the installation of 9 new air conditioning units on the side elevations of the buildings. There are currently 11 air conditioning units on the northern side elevation of the building and 19 units on the southern side elevation. The proposal would result in 8 air conditioning units on the northern side elevation (reducing number of units by 3) and two new units on the southern side elevation (removing all the higher level single units and reducing the number of units by 7). The side elevations of the building are not visible from the public domain due to the position of the building within the plot and the location of the adjoining buildings at no. 105 and 102 Camley Street that sit forward of the application building. The proposed air conditioning units on the northern side elevation would be set back approximately 9.5m from the front façade of the building and 26m on the southern side elevation. They would not be visible from any public vantage points. The location, design and size of the new air conditioning units are considered acceptable.

Grilles

The proposal would also include the installation of new grilles on the side elevations of the buildings. These would match the colour of the cladding of the side elevations of the buildings and would be considered acceptable.

Amenity

The properties surrounding the application site are in commercial use. The closest residential property is located approximately 75m to the northwest of the application site at properties along Crofters Way especially nos. 10 and 12 Crofters Way. The applicant has submitted an acoustic report with the application to demonstrate the noise generation for the new air conditioning units. The Environmental Health Team has advised that the proposal would be acceptable in terms of noise generation. The background noise level is 47dBA while the noise level at the nearest house would be 11dBA, so that Council's noise standards are fully complied with. A condition would be attached to ensure this.

Disabled access ramp

It is proposed to install a new disabled access ramp to the front elevation of the building. The concrete ramp would be installed with a gradient of not more than 1:12. It would measure 5m in length with 1.6m between the new stainless steel hand rails that would be installed on either side. A platform landing of 3.1m (width) by 1.075m (length) would be provided at the top of the ramp. Three new steps would be installed beside the ramp with a similarly designed handrail. The Council requires development of buildings and spaces that the public may use to be designed to improve access and use for all. The proposal would provide a new disabled access and would comply with SD1C.

Access

The Council's Access Officer has advised that the proposed ramp should not be more than 1:12 at this length.

The proposed ramp would therefore have to be increased in length to comply with this gradient. Having discussed this with the agent, he has confirmed by email that the proposal has been accepted by the Building Control company GSA Limited and can be constructed to the original drawings and comply with Building Regulations. Although this is a building control issue, any change to the length of the ramp would be controlled by the local planning authority under Building Regulations as it may not require a revised planning application.

Highways

The proposal would result in the loss of one off-street car parking space to the front of the building that is within the application site. Given the number of existing off-street car parking spaces (12) associated with the building the loss of one off- street car parking space would not be considered to have an adverse impact on highway safety.

Conclusion

The proposal is considered acceptable and would be recommended for approval.

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