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| Delegated Report | | Analysis sheet | | Expiry Date: | | 03/07/2009 | |
| | | N/A / attached | | Consultation Expiry Date: | | 08/06/2009 | |
| Officer | | | | Application Number(s) | | | |
| Max Smith | | | | 2009/1943/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| St Georges Court 2 - 12 Bloomsbury Way London WC1H 8BB | | | | See decision notice | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Replacement of two existing chiller units with two new chillers units on roof of offices (Class B1) | | | | | | | |
| Recommendation(s): | | Grant Planning Permission | | | | | |
| Application Type: | | Full Planning Permission | | | | | |
| Conditions or Reasons for Refusal: | | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | | |
| Consultations | | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 00 | No. of objections | 00 | |
| | | | No. electronic | 00 | | | |
| Summary of consultation responses: | | The application was advertised by site notices placed on two fo the adjacent streets. No response has been received to date. | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | The Bloomsbury CAAC comment that at least more 'stuff' is not being added to the roof. | | | | | |

Site Description

The chillers would be located on the roof of a nine storey office building occupying an entire block in the Bloomsbury Conservation Area.

Relevant History

No relevant history.

Relevant policies

London Borough of Camden Replacement UDP 2006

SD6 – Amenity for occupiers and neighbours.

SD7 – Light, noise and vibration pollution.

SD8 – Disturbance

B1 – General design principles

B7 – Conservation Area

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Proposal

Two chiller units would be installed on the roof of this building, replacing existing defunct chiller units. The units and associated screening and sound insulation would occupy an area of 9.5m by 10m and rise 3m above the existing roof.

Main Issues

The impact of the proposals on the appearance of the building and the character of the conservation area and whether there would be any effect on neighbourhood amenity, particularly in terms of noise arising from the equipment.

Visual impact

As the structures would replace existing chillers of a similar scale, it is not considered that there would be any significant additional impact on the conservation area. The chillers would not be easily visible from street level and would be appropriate to their roof-top context alongside other plant and equipment. The enclosures would also serve to soften the appearance of the equipment. It is therefore considered that the proposal succeeds in preserving the character of the conservation area and would comply with policies B1 and B7 of the UDP.

Neighbourhood amenity.

The office building is surrounded on all sides by roads, with the nearest habitable room windows being to a hotel on the north side of Bloomsbury Way, approximately 22m away from the site of the proposed plant. Given this separation, there would not be any impact in terms of loss of light or outlook.

New and replacement plant has the potential to harm neighbour amenities in terms of the noise it generates. The Acoustic Report submitted with the application contains a limited amount of information, insufficient to demonstrate beyond doubt that the new plant would comply with Camden's noise guidelines. However, it does state that the new plant would be quieter than that which it would replace. Given this and the distance between the proposal and the nearest habitable room, across a busy road, it is considered that a condition requiring the submission of a revised Acoustic Report along with details of acoustic isolation and attenuation measures would be sufficient to safeguard residential amenity.

Recommendation: Grant planning permission.

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