

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>03/07/2009</b>	
				<b>Consultation Expiry Date:</b>			
<b>Officer</b>				<b>Application Number(s)</b>			
Jenny Fisher				2009/0987/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
264-267 Tottenham Court Road London W1T 7RQ				Refer to decision letter			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Submission of details of ventilation pursuant to condition 5 of the planning permission dated 30/09/2004 (2004/1953/P) for demolition of 264-267 Tottenham Court Road and the redevelopment of the site to provide a six storey building plus basement for retail (Class A1), restaurant (Class A3), office (Class B1) and 7 residential units							
<b>Recommendation(s):</b>		<b>Grant approval of details</b>					
<b>Application Type:</b>		<b>Approval of Details</b>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<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>							
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>							

## Site Description

The implementation of the 2004 approval for demolition and re-development is currently in progress and the building is almost complete. Basement and ground comprises a mix of A1/A2/A3 uses. Mezzanine and first to third floors are in office use with residential use on the top two floors.

Adjacent on one side is the entrance to the Dominion Theatre (grade II listed); the auditorium and back-stage area are to the rear of the site.

To the other side is 5 Great Russell St. a 4 storey plus mansard Georgian property a Grade II listed building. It was formerly part of the terrace on Great Russell St. but is now detached. The building is currently used as offices on the 1<sup>st</sup>/2<sup>nd</sup> floors and (occupied) bedsits on the 3<sup>rd</sup>/4<sup>th</sup> floors.

The site is situated within the Bloomsbury Conservation Area.

## Relevant History

30/09/2004 2004/1953/P Conservation Area consent and planning permission for the demolition of 264-267 Tottenham Court Road and the redevelopment of the site to provide a six storey building plus basement for retail (Class A1), restaurant (Class A3), office (Class B1) and 7 residential units

18/10/2007 2007/2268/P Planning permission for amendments to planning permission dated 30th September 2004 (ref. 2004/1953/P) (for the demolition of 264-267 Tottenham Court Road and the redevelopment of the site to provide a six storey building plus basement for retail (Class A1), restaurant (Class A3), office (Class B1) and 7 residential units).

Proposed modifications allow the provision of an additional 2 residential units within the main building bringing the total to 9. The increase has been achieved by the reconfiguration of the approved residential layout. Room sizes comply with standards.

09/03/2009 2009/0359/P Planning permission for an amendment to planning permission granted on 30/09/2004 (2004/1953/P) and subsequent amendment on 18/10/2007 (2007/2268/P) for a change of use of the approved Class A1 retail units A and B to Class A2 professional and financial services at basement and ground floor level.

## Relevant policies

Replacement UDP: SD6; SD7; SD8; Appendix 1

Camden Planning Guidance 2006: conservation areas; noise and vibration; plant and machinery

Bloomsbury Conservation Area Statement

## Assessment

Application has been submitted for unit C, the basement/ground floor restaurant. Condition 5 specifically refers to details of ventilation associated with the A3 unit approved.

### Proposed

Details of ventilation and extraction of fumes from the restaurant.

Extract ducts and plant areas have already been approved(2007/2268). Drawing 050\_044 approved 18/10/2268 shows the approved plant area with a partially open roof to accommodate venting requirements to plant below.

In relation to roof plant, amendments approved 18/10/2007 (2007/2268) including the following:

Roof plant adjacent to the Barbados High Commission now incorporates an internal facing high quality rendered screen to ensure sufficient acoustic control. Louvre system to plant space above southern light well. Plant and screen are not visible from beyond the site boundaries and is screened by both the Quinlan Terry façade and enclosure to Tottenham Court Road and the Barbados High Commission.

Roof plant adjacent to flat No. 6 (within the development) now incorporates a partially open roof to ensure sufficient natural ventilation. Open roof is not visible from below and is further screened by baffles giving the appearance of a solid roof. Part of the roof adjacent to the Dominion flytower would be open and vented over in association with plant below.

Noise survey submitted with this application updates information included in the original approval, including additional lift. Results indicate plant would not have a detrimental impact on new res. units or adjoining occupiers.

The original approval (2004/1953) – officer's report:

The majority of the mechanical plant in relation to the restaurant and offices is located at basement level. However dry air coolers for the offices are proposed within a 3<sup>rd</sup> floor plant room and coolers for the retail units are situated within a roof level enclosure. Intake and extract ducting would be incorporated within the building envelope, exiting at roof level. This would be set back from the elevations of the building and would not be visible from street level.

In summary the location of the plant and connection with ducts through the building and route out at roof level have all been approved.

### Current application

The applicant has submitted a revised acoustic report amending the running speed of the kitchen extract fan, thereby reducing the air flow volume and noise levels from the fan. The fan will discharge fumes at seventh floor level through a grille within the slope of the roof.

All mechanical plant for the restaurant is to be located within the basement and ground floor (nothing external), and all air-handling plant is fitted with silencers, the kitchen extract is fitted with UV treatment (details provided – purified air and KVF kitchen ventilation canopy).

Acoustic report identifies the nearest residential unit to one within the development itself. The window is in a pitched roof 7m. from the grille to duct work at 7<sup>th</sup> floor level. Measurements were taken at 7<sup>th</sup> floor level over an extended weekend period (Fri- Wed.) between 12.00hrs. Friday – 11.00 hrs. Wed.

Following the surveys and assessment, the plant noise levels at the closest residential window were found to be within the plant noise emissions criterion meeting L.B. Camden standards.

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