

Delegated Report		Analysis sheet		Expiry Date:		02/07/2009	
		N/A / attached		Consultation Expiry Date:		20/05/09	
Officer				Application Number(s)			
Katrina Christoforou				2009/0805/P			
Application Address				Drawing Numbers			
95 Hatton Garden London EC1N 8NX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of two condensing units in the rear courtyard at ground/basement level in association with the existing shop.							
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	18	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		The application was originally registered in April, 18 neighbour consultation letters were sent out and a site notice was erected on the 23/04/09. However, the application was then subsequently withdrawn as the fee was not submitted. The application was re-registered on the 11/05/09. There was no response to the consultations.					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

The A1 shop unit to which this application relates forms one of a number of units at basement and ground floor levels of the large 20th century building with offices above.

Relevant History

No relevant history at number 95.

Number 96 Hatton Garden

2008/4105/P: Retention of two air-conditioning units to the rear of the existing shop (Class A1).
Granted 03/12/2008.

Relevant policies

Camden Replacement Unitary Development Plan 2006

SD1- Quality of Life
SD6- Amenity for occupiers and neighbours
SD7- Light, noise and vibration pollution
SD8- Noise and disturbance
B1- General design principles
B3- Alterations and extensions
B7- Conservation Areas

Camden Planning Guidance 2006

Assessment

The proposal is for the erection of two air conditioning units in the rear courtyard area at ground floor level. The large building contains a number of retail units at ground floor/basement levels facing onto Hatton Garden with a private courtyard area to the rear enclosed by the back of properties along Greville Street and Leather Lane. The units would serve the shop unit at basement and ground floor level of number 95 but would be located on the rear elevation in the area by the existing two units approved as per planning permission 2008/4105/P.

The units are not visible from the public realm and their location within the private courtyard which is mainly used for cycle storage is considered acceptable. The character and appearance of the conservation area would not be affected.

The courtyard is mainly surrounded by office uses. The closest residential property is on the upper floors of No. 6 Greville Street. The acoustic report submitted with the application demonstrates that the units would meet the Council's noise standards for the proposed hours of operation (08:00-19:00 hours). The units should not therefore have a negative affect on residential amenity in terms of noise and vibration. It is recommended that a condition be attached to any permission requiring that the units do not operate outside of the specified times.

Recommendation:

Grant planning permission.

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