

Delegated Report		Analysis sheet		Expiry Date:		06/07/2009	
				Consultation Expiry Date:		24/06/2009	
Officer				Application Number(s)			
Jenny Fisher				2009/1567/P			
Application Address				Drawing Numbers			
Commonwealth House 1-19 New Oxford Street London WC1A 1NQ							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of a new condensing unit on the roof of the building in office use (Class B1)							
Recommendation(s):		Grant planning permission with conditions					
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:		Site notice displayed					
CAAC/Local groups* comments: <small>*Please Specify</small>		Covent Garden Community Association- No objection Bloomsbury CAAC- no response					

Site Description

Commonwealth House occupies a triangular site between High Holborn and New Oxford Street. The apex of the site is at the junction of the two streets. It is a purpose built, multi-tenanted office building comprising ground floor with 8 floors above. The three sides of the building are arranged around a central lightwell.

The building immediately to the west, separated from Commonwealth House by Dunn's Passage, is the multi storey vacant former GPO building.

Within the Bloomsbury Conservation Area

Relevant History

25/08/2004 2004/1268/P

The installation of an air conditioning condenser unit on the 6th floor balcony of the High Holborn elevation

28/10/2004 2004/2226/P

The installation of air condensing units within an acoustic enclosure on the main roof

2nd Floor

09/09/2008 2008/2179/P Installation of an air conditioning system and associated external plant on the flat roof of the internal courtyard

8th Floor

03/04/2009 2008/5329/P Installation of 10 wall-mounted air conditioning units on plant rooms and 2 units on the plant enclosure, all on the roof in connection with existing office use (Class B1)

Relevant policies

Camden UDP (2006): SD6; SD7; SD8; B1; B7

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

Bloomsbury Conservation Area Statement

Assessment

Proposed

New tenant on 7th and 8th floors has installed a new computer room. In order to maintain the appropriate ambient temperature within the computer room a dedicated cool air system is required.

The new condenser would be installed immediately adjacent to a bank of 5 existing units mounted on an external wall of the north/west of the roof top stair enclosure. Where possible the pipe run would follow the existing condenser units' pipe runs and then penetrate the wall of the 7th floor immediately adjacent to the wall mounted fan unit in the central light well. The route would minimise long pipe runs and require a smaller, less powerful condenser unit.

Visual impact

Camden Planning Guidance advises that external a/c units should be located on the rear or side elevations, or the least prominent elevations. Due to the chosen location on this multi-storey building, the unit would not have a detrimental impact on the character or appearance of the building. It would not be visible from the public realm and would not harm the character and/or appearance of the conservation area.

Amenity

The applicant's acoustic report considers the effects by day and by night. There are no residential units within close proximity or within the building itself; the buildings immediately surrounding the site are in commercial use. There is constant traffic noise generated by traffic both day and night. The report concludes that the noise emission of the unit will comply with the requirements set by Camden Council guidance and no mitigation is required. It is therefore considered that the proposed units would not harm the amenity of neighbouring occupiers or residents.

Council's Environmental Health Officer is satisfied that the applicant's acoustic report demonstrates that Camden's planning noise standards would be met.

Recommendation: Grant planning permission

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