

Delegated Report		Analysis sheet		Expiry Date:		08/06/2009	
		N/A		Consultation Expiry Date:		27/05/2009	
Officer				Application Number			
John Sheehy and Hannah Parker				1. 2009/1105/P 2. 2009/1106/P 3. 2009/1104/L			
Application Address				Drawing Numbers			
School Of Hygiene And Tropical Medicine Keppel Street London WC1E 7HT				Refer to draft decision			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal							
1. The installation of ductwork from the toilet blocks on each floor to main supply and return air ducts vertically either side of the courtyard to air handling units on the roof. 2. Installation of external CCTV cameras, alterations to form replacement window within delivery bay and alterations to main entrance external stonework. 3. Internal and external alterations in association with the installation of ductwork from the toilet blocks on each floor to main supply and return air ducts vertically either side of the courtyard to air handling units on the roof, alterations main entrance external stonework, installation of internal and external CCTV cameras, internal alterations to laboratory, alterations to delivery bay to form replacement window and stone cleaning of entrance architrave.							
Recommendation:		1. Grant planning permission 2. Grant listed building consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	0	No. of responses	0	No. of objections	0
				No. electronic	0		
Summary of consultation responses:		Site notices displayed from 6 th May to 27 th May. No comments, objections or expressions of support received from neighbouring occupiers.					
CAAC/Local groups comments:		Bloomsbury Conservation Area Committee was consulted. No response has been received to date.					

Site Description

The application relates to a five-story with basement education and research building with frontages to three streets: Keppel Street; Gower Street and Malet Street.

The building has a substantial footprint and contains three courtyards: two small courtyards to the south of the site; and one larger courtyard to the north which has recently been enclosed with a modern extension to the full height of the building.

The building is grade II listed and is located within the Bloomsbury Conservation Area.

Relevant History

2008/0043/P & 2008/0044/L Creation of a new access ramp, modifications to existing main entrance steps and infilling of the basement windows. Decision 13/03/2008

June 2005 Planning Permission and Listed Building Consent granted for installation of ducting at roof level and southern courtyard (southern elevation) in association with the existing cooling system, refs. 2005/1308/P & 2005/1464/P.

July 2006 Planning Permission and Listed Building Consent granted for extension and refurbishment of part of the 4th and 5th floor levels involving the replacement of the existing roof plant, together with the erection of 3x wind turbines and photo-voltaic arrays on the roof and other associated works, refs. 2006/1865/P & 2006/1869/L.

October 2007 Listed Building Approval of Details granted for new external ducts and pipes including materials, finish and method of fixing onto the structure of the building, sample and manufacturer's details of the roof plant air distribution ductworks pursuant to condition 2 attached to planning permission granted 05 July 2006 (ref: 2006/1869/L) for extension and refurbishment of part of the 4th and 5th floor levels involving the replacement of the existing roof plant, together with the erection of 3x wind turbines and photo-voltaic arrays on the roof and other associated works, ref. 2007/2033/L.

Relevant policies

London Borough of Camden Replacement UDP 2006

S1, S2 – Sustainable Development
SD6 – Amenity for occupiers and neighbours
SD7B – Noise/vibration pollution
SD8 – Disturbance
B1 – General Design Principles
B3 – Alterations and extensions
B6 – Listed Buildings
B7 – Conservation Areas
Appendix 1 – Noise and Vibration Thresholds

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Proposal: Three linked applications, two for planning permission and one for listed building consent encompass the following works.

- 1) The provision of ventilation systems to two sets of toilets on the east and west of the northern courtyard of the building. The ventilation systems would be made up of ductwork and 2 Air Handling Units on the roof of the building. The ductwork would be enclosed within steel covers inside the courtyard and would be exposed at roof level where it would meet the two Air Handling Units. The Air Handling Units would be set back from the Malet Street and the Gower Street frontages.
- 2) The installation of security cameras around the building.
- 3) The introduction of a security post to the delivery bay on Malet Street. This involves the creation of a new window enclosure.
- 4) Amendments to the entrance ramp.
- 5) Associated internal works.

Assessment

The principal considerations material to the determination of this application are the impact of noise on local amenity; and the design of the proposals and their impact on the character and appearance of the Grade II listed building and the Conservation Area.

Design and Impact on the Conservation Area and listed building

Ventilation systems and Duct work

The rear courtyard of the building has been enclosed with a modern extension which is set away from the original rear façade, creating a rear internal courtyard. It is proposed to run ductwork up the east and west facades which will service the toilets at each level.

The rear elevation is already cluttered with ductwork on both sides and as such the proposal is not considered to significantly worsen the appearance of the building, therefore there is no objection in principle. All the windows on these elevations have been replaced by plastic-framed windows therefore the venting through the windows will not harm any historic fabric. In the toilets inspected there were already suspended ceilings so there would be no harm to the original fabric of the building.

The rooftop location of the air handling units is considered acceptable as the Air Handling Units would have a very limited visual impact on the surrounding area.

The proposal is not considered to harm the appearance of the building or the character and appearance of the Conservation Area.

CCTV

It is proposed to fit CCTV cameras to the exterior of the building. Three cameras would be fitted to the underside of the entrance openings in existing recesses (currently covered by entrance lighting). The fittings chosen are a simple domed design would have little impact on the building. The cabling would be run though the routes already used for the lighting thus minimising the impact on the host building.

Another unit is proposed in the entrance bay off Gower Street. This would be set back behind the entrance gates in a shaded area with little decoration. The introduction of a security camera in this location would not harm the host building.

A high level unit is proposed on the parapet of the building looking north along Malet Street. On a building of this scale a single camera of this size at the proposed height would have little impact on the special interest of the building.

All the security cameras are considered to be discrete and not causing sufficient harm to the character and appearance of the conservation area. They will do little to alter the external appearance of the building preserving the character and appearance of the conservation area.

Introduction of a security Post

In the Malet Street loading bay it is proposed to move a window opening to a lower level to act as a security checkpoint. This area is utilitarian in appearance with a simple stock brick façade. The new window would match the existing and the detailing of the reveal would match the other windows in the area. The new window will consist of double glazed units in white painted steel. The new concrete cill will match the existing in detail. It is positioned within the internal courtyard so will not be widely visible from the street scene. It is considered that the introduction of the window will do little to alter the form of the building and is not considered to harm the special interest of the building.

Internally partitions would be inserted within a secondary stair well. These works would be fully reversible and are limited to a small area of the building which is of lesser importance. At present it is used as a secondary stairwell and the introduction of the internal walls do not adversely alter the internal space of the listed building

Amendments to the access ramp

An access ramp was recently approved on the front elevation by the main entrance. The entrance ramp has already been built. As part of the permission an opening was allowed in the boundary wall to allow access at the top of the stairs. Whilst the opening is usable it is proving problematic in manoeuvring a wheelchair through this space due to its orientation. It is proposed to remove a further small section of the wall to allow better and safer access.

It is considered that enough of the original wall will be retained so that its original form could still be discerned. It is therefore considered that the further removal of the small section of the boundary wall will not harm the special interest of the building.

Internal works

The cleaning of the main entrance architrave has already been carried out. It was dealt with by an exchange of letters with the council and was treated as repair and maintenance (CA\2009\ENQ\01626). The appearance of the cleaned area is considered acceptable.

Alterations are proposed which will remove some stud walls to form a larger lab. These are not considered harmful to the special interest of the listed building. It is noted that it will involve the removal of an original door but the agent had indicated that they are willing to keep the door in storage and will re-use it in the building when a suitable opportunity arises.

The proposed works preserve the special interest of the listed building and therefore it is recommended that consent is granted.

Neighbourhood Amenity and Public Safety

All the works are considered to protect the amenity of the surrounding properties. The security cameras are positioned to increase the coverage and security presence along Gower Street, Keppel Street and Malet Street. The camera positions have been verified by a crime prevention officer who raises no issues regarding the proposed coverage. The new window opening only overlooks the delivery bay thus all neighbouring properties' amenity is protected.

It is therefore considered that all the works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the London Borough of Camden Unitary Development Plan

Noise

An acoustic report was submitted with this application which demonstrated that the proposed plant would meet the Council's noise criteria. This has been confirmed by Camden's Environmental Health Advisor. A further condition has been attached to the decision notice to ensure that any noise emissions from the plant are reduced to a level that will achieve the required standard.

Recommendation: Grant planning permission and listed building consent.

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