

Delegated Report		Analysis sheet		Expiry Date:		19/05/2009	
		N/A / attached		Consultation Expiry Date:		30/04/2009	
Officer				Application Number(s)			
Elaine Quigley				(i) 2008/4455/P (ii) 2009/0981/L			
Application Address				Drawing Numbers			
Waterhouse Square 142 Holborn London EC1N 2NH				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
(i) Retention of two no. replacement air conditioning units in existing enclosed plant area at roof level and associated pipework. (ii) Retention of two no. replacement air conditioning units in existing enclosed plant area at roof level and associated pipework.							
Recommendation(s):		(i) Grant planning permission subject to conditions (ii) Grant listed building consent subject to conditions					
Application Type:		Full Planning Permission Listed Building Consent					
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:		None received					
CAAC/Local groups* comments: *Please Specify		English Heritage has granted delegated authority and this has been endorsed by GoL.					

Site Description

The application site is located on the north side of Holborn bounded to the west by Brooke Street, Leather Lane to the east and Beauchamp Street to the north. It comprises a Grade II* listed Office building dating from 1885 – 1901 by Alfred Waterhouse, with later additions and alterations of 1930-32 by EM Joseph, and again in 1989-93. The building has a centralised internal open courtyard area where the different parts of the building addressed as 1, 2, and 3 Waterhouse Square are occupied by different companies. The area is predominantly commercial buildings. The proposal relates to 3 Waterhouse Square.

The site is located in the Hatton Garden Conservation Area. The City of London lies to the south of the site on the other side of Holborn.

Relevant History

23/07/2008 – A planning application and listed building consent were withdrawn for the erection of a free standing coffee/tea point (2009/2909/P and 2008/3342/L).

07/03/2000 – Planning and listed building consent were granted for an extension of existing plant screen at roof level (PSX0004132 and LSX0004133)

13/05/1994 – Planning permission and listed building consent were granted for the installation of roof-top plant and plant enclosure at 2 Waterhouse Square, Holborn Bars (9400341 and 9470100)

Various listed building applications have been approved since 2004 relating to the internal elements of the building.

Relevant policies

Replacement Unitary Development Plan 2006

SD6 Amenity for occupiers and neighbours
SD7B Noise and vibration pollution
SD8 Disturbance from plant and machinery
B1 General design principles
B3 Alterations and extensions
B6 Listed buildings
B7 Conservation areas
Appendix 1 Noise and vibration thresholds.

Camden Planning Guidance 2006

Design
Noise and vibration

Assessment

Proposal

Planning permission and listed building consent is sought for the retention of two replacement air conditioning units within the existing enclosed plant area at roof level and associated pipework. The units are located on the western side of the roof of the building within an existing plant enclosure that is surrounded on three sides by an acoustic screen that measures approximately 2m in height. The units measure 0.8m (height) by 0.9m (width) by 0.33m (depth).

Two internal wall mounted air conditioning units are located on the wall of the comms room on the second floor of this part of the building. They measure 0.32m (height) by 0.99 (width) by 0.22m (depth) and are positioned adjacent to each other.

The main issues to be considered are:

- Design
- Amenity
- Listed building issues

Design

The roof of this part of the building already accommodates roof plant including existing air conditioning units that serve other floors of the building. The two replacement units are positioned in the same location as the previous air conditioning units. The dimensions and design of the units are almost identical and would not project above the existing acoustic screen. The proposal would not have an adverse impact on the character or appearance of the building and would be considered acceptable.

The site is within a conservation area. As the replacement air conditionings units are screened by the acoustic enclosure that is set back from the ridge of the roof and is not visible from the street the proposal would preserve the character and appearance of the conservation area and would be considered acceptable.

Amenity

The closest residential properties are situated approximately 75m to the north of the proposal area in Brookes Court. Hann Tucker Associates has submitted an independent acoustic report. From the noise predictions detailed in the acoustic report no objection would be raised to the proposal. A condition would be attached to any permission to ensure that the air conditioning units would operate within the Council's minimum noise requirements. The proposal would not be considered to have an adverse impact on the amenity of the adjoining residents in terms of noise and would be acceptable.

Listed building issues

Internally the units are located in the communications room, a much altered/extended area of the building with a suspended ceiling. Existing services runs have been utilised. Therefore there is no objection as it does not interfere with any historic fabric of note.

GoL has considered the information and has not requested the application to be referred.

Conclusion

Grant subject to conditions

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