

Delegated Report		Analysis sheet		Expiry Date:	27/01/2009	
		N/A / attached		Consultation Expiry Date:	09/02/2009	
Officer			Application Number(s)			
Elizabeth Beaumont			2008/5298/P			
Application Address			Drawing Numbers			
120 Holborn London EC1N 2TD			Please refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
New plant including 12 external condensers at first floor level in rear courtyard.						
Recommendation(s):		Grant				
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 expired on the 09/02/09 – no responses received.				
CAAC comments:		N/A				

Site Description

The site is located on the north side of Holborn in the Hatton Garden Conservation area. The application site comprises a modern office building with 10 storeys and basement. The application relates to the building's internal courtyard elevations facing a block of flats.

Relevant History

06/11/2003 – p.p. granted for the installation of roof plant at 6th and 10th floor levels and replacement of all the existing glazing.

23/09/2004 – p.p. granted for the installation of two new condenser units on roof of offices, at ninth floor level.

22/09/2008 – p.p. granted for the replacement of 12 existing windows with louvres at rear first, second and third floor levels and installation of 11 condenser units located in the inner courtyard at rear 1st floor level.

Relevant policies

Camden UDP (2006)

SD8 (Amenity for occupiers and neighbours),
SD7 (Noise and vibration pollution),
SD8 (Disturbance from plant or machinery),
B1 (General design principles),
B3 (Alterations and extensions),
B7 (Conservation areas)

Camden planning guidance (2006)

Assessment

Proposal

Planning permission is sought to install 12 external condenser units in the rear first floor courtyard level alongside office windows in association with the upgrade of the air-conditioning/ventilation of the offices. Planning permission (2008/3408/P) was approved on 22/09/2008 for 12 external condensers at first floor level in the rear courtyard. The size and position of the 12 external condensers has been altered from the previously approved scheme.

Design

The units have been positioned in the rear courtyard adjacent to other units. It is considered that in the context of such a large building the units would not alter the character of the building. The units will be located adjacent to other units and would not be visible from any significant vantage point at street level. It is also worth noting that the principle of units within this location has already been approved.

It is considered that the proposal would not harm the character of the building or the character and appearance of the wider conservation area.

Amenity

A Noise Report Assessment was submitted with the application. The nearest residential properties are within 1-120 Vesage Court and 99-108 Charterhouse Street located a considerable distance from the application site. The noise report has shown that the units would not exceed the background noise levels if operating simultaneously. The model noise condition is recommended to ensure compliance.

Recommendation: Grant Planning Permission

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