

Delegated Report		Analysis sheet		Expiry Date:		21/01/2009	
				Consultation Expiry Date:		28/01/2009	
Officer				Application Number(s)			
Jenny Fisher				1.2008/4977/P 2. 2008/4843/L			
Application Address				Drawing Numbers			
26 Bedford Way London WC1H 0AP				Refer to decision letter			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
1. Installation of a replacement roof mounted chiller unit. 2. Works associated with the installation of a replacement roof mounted chiller unit.							
Recommendation(s):		1. Grant planning permission with conditions 2. Grant listed building consent with 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	24	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<u>English Heritage</u> Authorised to determine					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Bloomsbury CAAC</u> No comment					

Site Description

26 Bedford Way is the northern most section of the grade II* listed University College London complex that includes numbers 17 and 20. Numbers 17 and 20 house the University of London Institute of Education, Clare Institute of Advanced Legal Studies, 26 provides accommodation solely for University College London.

The building is bounded to the east by Bedford Way, to the north by Gordon Square, to the west by the rear of buildings fronting Woburn Square and to the south by the Institute of Education and Law. Within the Bloomsbury Conservation Area.

Relevant History

05/05/2006 (reg. Nos.2006/0982 2006/0983) for the installation of new plant at roof level.

Works to the roof include the rationalisation and installation of new air handling and chiller plant including 3 new A/C units.

16/03/2007 (reg. Nos.2006/5621/P 2006/5623) planning permission and listed building consent for the installation of 3 x 90cm satellite dishes temporarily located on a 1.7m high pole until December 2007 and then relocated behind existing roof top screening.

Relevant policies

Replacement UDP S1/S2; SD6; SD7; SD8; B1; B6; B7; appendix 1

Camden Planning Guidance: conservation areas; listed buildings; noise; plant

Bloomsbury Conservation Area Statement

Assessment

Proposed

The replacement of an existing external roof mounted chiller unit, beyond repair, with new in the same position. The unit is required for existing teaching and lab. spaces.

The building has a dedicated roof top plant area housed behind a screen. The new chiller unit would be within this plant area and concealed behind the screen. No new pipe work is required, the new unit would be connected to existing roof mounted services, and no internal alterations are proposed. Existing concrete bases would be retained and re-used for the new chiller. Plant would be in a cream/grey housing similar to existing

Although slightly taller (0.3m.), the plant would not be seen from the ground from local or long views. It is considered that the additional plant equipment would not harm the special architectural or historic interest of the listed building and the character and appearance of the Conservation Area would be preserved.

The nearest residential premises are in Woburn Square approximately 30 – 40m. from the proposed plant location with a hotel approximately 25m. away on the opposite side of Bedford Way.

The applicant's 'Existing Environmental Noise Levels and Plant Noise Assessment' records a minimum background (L90) noise level during the measurement period was:

54dB(A) – day time

45dB(A) - night time

Given that the new chiller is quieter than the existing unit, these levels are not expected to increase. The Council's Environmental Health Officer requested additional acoustic data. Having examined the amended report he is satisfied that L.B.Camden noise standards would be met.

There would be no local amenity impact, or harm to the appearance of the building or character and appearance of the conservation area.

Recommend approval.

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