

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 25th March 2008. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	27/03/2008
		N/A	Consultation Expiry Date:	10/03/2008
Officer			Application Number(s)	
Sara Whelan			2007/5647/P	
Application Address			Drawing Numbers	
116 Tottenham Court Road London W1T 5AJ			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of replacement extract duct to rear in connection with existing basement and ground floor restaurant (Class A3).				
Recommendation(s):	Grant conditional permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	Site notice was displayed from 18/02/2008 to 10/03/2008. Adjoining owners/occupiers No reply to date.					
CAAC comments:	Bloomsbury CAAC 1)Insufficient information as to visual impact as seen from the road 2)Object to last 1m height could it be reduced by that amount <i>Officer response:</i> 1) Given the position of the duct on the rear elevation and that it will only project 0.2m above the existing parapet line it is not considered that it would be visible from the road. 2) The proposed duct would not project 1m above the parapet roof. It would only project 0.2m above the parapet roof. The Design and Access statement has been amended to confirm this.					

Site Description

The application site comprises an existing restaurant at basement ground floor and residential flats above. The building is mid-terrace and fronts onto Tottenham Court Road. The rear elevation of the building faces on to the rear elevation of neighbouring buildings. This area forms an enclosed square. The buildings surrounding the rear of the application site are all approximately 4 storeys high. Therefore the rear elevation of the application site is not viewed from any vantage point on the highway. The site is located within the Bloomsbury Conservation Area.

Relevant History

2005/5541/P Alteration and extension of kitchen extract ventilation duct located on existing chimney stack at roof level to the rear of existing restaurant premises (Class A3) - withdrawn (24/02/2006)

2006/0968/P The installation of a kitchen extract duct to the rear elevation of existing basement and ground floor restaurant (Class A3) - withdrawn (05/12/2006)

Relevant policies

London Borough of Camden Unitary Development Plan 2006

S1/S2 – Sustainable development

SD6 – Amenity for occupiers and neighbours

SD7B – Light, noise and vibration pollution (B. Noise/vibration pollution)

SD8A – Disturbance from plant and machinery

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas

Camden Planning Guidance 2006

Bloomsbury Conservation Area Statement

Assessment

Introduction

The existing ventilation duct would be removed. The proposed ventilation duct would be approximately 11m high and have a diameter of 0.7m. It would be located 1m above an existing flat roof rear extension. The top of the duct would project approximately 0.2m above the existing parapet line of the main roof. The duct would be positioned between two rows of windows.

Visual impact

The proposed ventilation duct would be positioned at the rear of the existing property. The duct would project 0.2m above the existing parapet line at the rear of the building. Due to the height of the building this would not be visible from the front elevation or Tottenham Court Road. The rear elevation of the property is entirely enclosed by the surrounding properties. Whilst the property would be visible from the upper floors of surrounding properties it will not be visible from public vantage points. It is considered that the new ventilation duct will not harm the character and appearance of the building or the Bloomsbury Conservation Area.

Noise and disturbance

At roof level and at a distance of 4m, the noise level of the ventilation duct is predicted to be NR40 (45dBA). The noise level at the nearest window would be 35 dBA. The background noise is at 56.4dB(A). The ventilation duct would be located adjacent to windows serving a stairwell and windows to residential flats. Based on the findings and recommendations in the environmental noise survey, the council does not object to the proposed ventilation system. It is considered that the anticipated noise from the fan will be low and the council does not envisage that the ventilation duct would pose any problems of noise or disturbance. A condition relating to noise would be attached to any permission granted. Therefore it is considered that the proposal is in accordance with Policies SD7B and SD8A and would not have any detrimental impact in terms of noise or vibration disturbance to adjacent residential properties.

A condition would be attached to any permission granted stating that the existing duct should be removed. This would ensure that the building would not become cluttered or result in any detrimental impacts of noise or disturbance if two ventilation ducts were to operate on the building.

Recommendation Grant conditional permission.