

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 17<sup>th</sup> December 2007. For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>17/12/2007</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>26/11/2007</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Cassie Plumridge			(1) 2007/5417/P (2) 2007/5419/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Foundling Court Brunswick Centre London			See decision notices.	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
(1) Replacement of existing ladder access to roof level of Plant Room 1 at Foundling Court and new associated piping runs. (2) Replacement of existing ladder access to roof level of Plant Room 1 at Foundling Court and new associated piping runs.				
<b>Recommendation(s):</b>		Grant Planning Permission and Listed Building Consent Subject to approval from Government Office for London		
<b>Application Type:</b>		Councils Own Permission Under Regulation 4		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>CAAC and site notice</b>	No. of responses No. electronic	<b>01</b> <b>00</b>	No. of objections	<b>01</b>
Summary of consultation responses:	None.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The <b>Bloomsbury CAAC</b> objected to the application, and in summary raised the following concerns:</p> <ul style="list-style-type: none"> <li><i>The documentation provided does not adequately show the proposed works.</i> <u>Response:</u> As noted in the assessment section of the report, additional information was provided clarifying the extent of the works.</li> <li><i>The piping is too obvious.</i> <u>Response:</u> Amended plans were submitted enclosing the piping. Please see assessment section for further details.</li> </ul>					

## Site Description

The Brunswick Centre lies at the heart of Bloomsbury and is a major landmark within the area. It is a Grade II listed building and is within the Bloomsbury Conservation Area. It was completed in 1972 and was designed by Patrick Hodgkinson. The design, in reinforced concrete, is a complex megastructure of 2 “A” framed blocks of 560 flats, linked by a raised podium containing shops and a cinema set over a basement car park on 2 levels.

## Relevant History

The Brunswick Centre shopping complex has been the subject of a major refurbishment under applications PSX0104561 and LSX0104562, granted in January 2002, and refurbishment work to the glazed balcony structures to the flats is under way at present under listed building consent 2005/1148 granted on 20/10/2005.

## Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

### Camden's Revised Replacement Unitary Development Plan 2004

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B6 – Listed Buildings
- B7 – Conservation Areas

### Camden Planning Guidance 2006

### Bloomsbury Conservation Area Statement

## Assessment

### PROPOSAL:

The current applications are to upgrade the heating and the hot water service to the flats served by plant room 1 (on Foundling Court). This involves the installation of heat exchangers, chlorifiers and control devices within the existing plant rooms at roof level and new piping runs. The applications also seek permission for the replacement of the external ladder to the plant room.

### Amended plans

Additional drawings were submitted to show further details of the piping runs and amended plans were submitted showing the piping runs at roof level to be enclosed.

### ASSESSMENT:

## **Design / Listed Building**

The current applications seek to upgrade the heating and hot water services to the flats served by plant room 1. This involves the installation of heat exchangers, chlorifiers and control devices within the existing plant rooms at roof level.

The main pipe work is run up the building within the existing refuse rooms on each floor and then on the exterior of the plant room at roof level as for the last 3-4m. The need to run the pipes externally at this point is because the refuse rooms extend no further in height and the ventilation shaft which the plant room sits on cannot be used for the pipes as it is a sheer shaft with no floors and its use cannot be interrupted without major disturbance to the underground car park. The Health and Safety aspects of working in this shaft were also considered unacceptable.

This external run of pipes faces into the centre and cannot be seen from the streets outside the Brunswick Centre. In order to minimize the visual disruption to the simple slab design of the ventilation shafts and plant rooms, the applicants have proposed a self colour duct to cover these pipes. I am satisfied that this will render the proposal acceptable in terms of its impact on the listed structure.

The existing access ladder to the plant room is, we are informed by the architect, unsafe by the current CDM regulations as there is no platform to stand on when the door is opened. This application proposes to replace the existing access ladder with a new galvanised ladder with a platform which will be located to the side of the ventilation shaft and plant room. There will be some views of this shaft from outside of the site at some distance away, in which the new access ladder will be visible. The access ladder is a very light galvanised metal and it is considered would not cause visual harm to the strong imposing shafts.

From the plant rooms the hot water pipes will run down the building with a branch off into each flat. This pipe work is entirely within the building and cannot be seen on any external elevations viewed from outside the Brunswick Centre. The pipe run begins from the plant room along the flat roof at the top of the building and drops down to each balcony running along the ceiling of each balcony. These balconies are bare concrete, of a utilitarian nature and already have services running along the ceilings. It is considered that the additional pipe work will not be harmful to the special character of the listed building.

The holes in the existing fabric which the installation of this new pipe work entails have been considered by the owner's Structural Engineers, Buro Happold. The Architects report that Buro Happold *"have looked at the drawings and assessed the structural impact on cutting the holes and agreed that in principle this is ok but would be down to the contractor to make sure that the holes are drilled correctly"*. Buro Happold's document lists locations where scanning for reinforcement is required and provides sketches of reinforcement locations and support work. It is considered that this aspect of the work and its structural implications for the listed building have been addressed.

It is noted that the architect has advised that applications will follow for the same works to the other 3 plant rooms. Some of the plans make reference to works to the other plants rooms, a condition will be placed on the permission advising that t

## **Amenity:**

The proposed works do not raise issues of noise pollution. The works would not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, overlooking, visual bulk or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the UDP.

## **Summary**

The proposal works are considered to be respectful of the character and appearance of the surrounding conservation area, they would not detract from the special character of the listed building, and are no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP 2006 (Policies S1, S2, SD1, SD6, B1, B3, B6 and B7).

**RECOMMENDATION:** Grant planning permission and listed building consent, subject to approval from Government Office for London