

Delegated Report		Analysis sheet		Expiry Date:		12/10/2007	
		N/A / attached		Consultation Expiry Date:		02/10/2007	
Officer				Application Number(s)			
Carlos Martin				2007/3598/P			
Application Address				Drawing Numbers			
5-11 Theobalds Road London WC1X 8SH				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of new roof level and first floor replacement plant.							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
Summary of consultation responses:		None					
CAAC/Local groups* comments: <small>*Please Specify</small>		Bloomsbury CAAC: No objection.					

Site Description

Office building that occupies a corner site at the junction of Jockey's Fields and Theobald's Road. Premises comprise ground floor, five storeys plus a mansard storey.

The site is within the Bloomsbury Conservation Area.

Relevant History

2000: pp granted for alterations to the ground floor front elevation facing Theobalds Road, and the installation of 9 air conditioning units at rear first floor level.

Relevant policies

UDP (2006): SD8; B1; B3 & B7.

Camden Planning Guidance.

Bloomsbury Conservation Area Statement.

Assessment

Planning permission is sought for the installation of new replacement plant at roof level and first floor level to an office building within a conservation area.

The proposed condenser units at first floor level would be located to the rear, on the southwestern corner of the site and would replace former units that have been already removed. These units would be out of public view and should not harm the character and appearance of the conservation area.

The proposed roof level plant would also replace previous plant already removed and would be located near existing plant, behind a roof balustrade. This element of the application may be visible from some points at street level, although, due to the height of the building and the lack of open perspectives of the site, they would not be easily spotted. The existing roof top plant is considerably higher than the proposed plant and is hardly visible from the street. Therefore, it is considered that the proposal would not be harmful to the appearance of the conservation area and should not have a detrimental impact on the character of the building.

The acoustic report accompanying the application demonstrates that the proposed plant will achieve the Council's noise standards. However, the relevant standard conditions relating to plant should be attached to any permission.

Recommendation: Grant planning permission subject to conditions.