

Delegated Report		Analysis sheet		Expiry Date:		13/09/2007	
		N/A / attached		Consultation Expiry Date:		04/09/2007	
Officer				Application Number(s)			
Victoria Lewis				2007/3242/P 2007/3244/L			
Application Address				Drawing Numbers			
203 Eversholt Street London NW1 1BU				See decision.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
(1&2) Installation of external air conditioning condenser units in existing rear lightwell at lower ground floor level.							
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission Listed Building Consent					
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:		N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					

Site Description

The application relates to a part three/part four-storey plus basement building situated on the west side of Eversholt Street. The building is Grade II Listed but is not within any conservation area. The Listed Building was constructed c.1846-48 as the London & North-Western Region Railway Clearing House and consists of an irregular yellow stock brick block in a classical style. The building is occupied by offices (Class B1a).

The building is 300m long and currently has 22 air conditioning condenser units on the roof.

Relevant History

2007/1597/P - Installation of an air conditioning condenser unit within an existing plant area on roof of office (B1) – **granted**.

May 2007: Listed Building Consent **granted** for internal alterations to include erection of partitions, installation of an a/c unit and new lighting.

May 2006: Planning permission and Listed Building Consent **granted** for the removal of existing air conditioning units and installation of new units at roof level of offices (class B1).

October 2005: Planning permission and Listed Building Consent **granted** for the erection of a mansard roof extension to office building (Class B1a).

August 2003: Listed Building Consent **granted** for the installation of two new, and replacement of nine existing security cameras.

August 2003: Planning permission and Listed Building Consent **granted** for the installation of flood lights fixed at regular intervals to the retaining wall in front of the office building.

Relevant policies

B1 – General design principles

B3 – Alterations and extensions

B6 – Listed Buildings

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

SD7B – Noise/vibration pollution

SD8 – Disturbance

Camden Planning Guidance 2006

Assessment

Overview

Planning permission and listed building consent are sought for the installation of 2 air-conditioning units to be located in a basement lightwell. The units would measure 1.9m wide x 1.6m high x 3.2m deep and would be light grey in colour and would be wall mounted.

Design

There are no objections to the proposed air-conditioning units or internal pipe runs. The rear of the building is a later addition, having been built in the 1990s, therefore the units would not be attached to any significant historic fabric. The proposed position of the units in the rear basement lightwell would ensure that they would not be readily visible from the public realm and would not have a detrimental effect upon the external appearance of the building.

The basement of the building contains no historic features. A suspended ceiling has been installed in the past and the installation of a fan coil and pipework above a new suspended ceiling would not have a detrimental effect upon the special interest of this part of the building.

Amenity

An acoustic report has been submitted which indicates that noise output from the plant would fall within acceptable limits, as set out in Appendix 1 of the UDP. The nearest residential properties are approximately 14 metres away to the rear in various flat blocks to the north of Barnby Street. The model noise condition is recommended to ensure compliance with the Council's standards and the recommendations of the submitted noise report.

Recommendation

That planning permission and listed building consent be granted, subject to conditions.