

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		18/07/2007	
		N/A / attached		<b>Consultation Expiry Date:</b>		07/07/2007	
<b>Officer</b>				<b>Application Number(s)</b>			
Tom Webster				2007/1902/P 2007/2639/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Kings Court 2 - 16 Goodge Street London W1T 2QA				See draft decision notice.			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
2007/1902/P -Retention of air conditioning units to rear elevation at third floor level of office premises at 65 Tottenham Court Road (B1). 2007/2639/L -Retention of air conditioning unit to rear elevation at third floor level of office premises at 65 Tottenham Court Road (B1).							
<b>Recommendation(s):</b>		1) Refuse 2) Refuse					
<b>Application Type:</b>		Full Planning Permission Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		A site notice was displayed on the 14/6/2007 and the consultation period expired on the 07/07/2007. No objections were received					
<b>CAAC/Local groups* comments:</b> *Please Specify		Charlotte Street CAAC: Raised no objections					

### Site Description

The application site consists of a Grade II listed building that is located within Charlotte Street Conservation Area. The building is 6 stories high and is used entirely for office purposes (Class A1 Use).

### Relevant History

None relevant, but it should be noted that the air conditioning units have already been erected and so this application is made retrospectively.

### 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.

Adopted Replacement UDP (July 2006)

**S1 'Strategic policies',  
SD6 'Amenity for occupiers and neighbours',  
B1 'General design principles',  
B3 'Alterations and extensions'.  
B7 'Conservation Areas'**

Camden Planning Guidance 2006

**Conservation Areas**

## Assessment

Planning permission and listed building consent is sought for the retention of 3 x air conditioning units, which have been attached to the rear wall at third floor level.

The main issues are:

**1) Impact on the character and appearance of the listed building and the surrounding conservation area.**

**2) Noise implications**

- 1) Internally the building has been significantly altered and the service routes and location of internal condensers do not affect the special architectural and historic interest of the building.

Externally the units have been located relatively high up on the rear wall. Although the rear façade forms part of an internal courtyard the units appear as an incongruous addition to the otherwise uncluttered rear elevations within the courtyard. If this application were to be submitted prior to the works taking place it is considered that the Council would negotiate to have the units located to a more suitable location such as the within an enclosure on the adjacent flat roof which forms part of the premises. This would preserve the overall appearance of the rear facade and not result in the proliferation of ugly ac units in this location. Consequently, it is recommended for refusal.

- 2) This application is accompanied by a 'Noise Impact Assessment' and on the basis of this information the Council is satisfied that the installation of the new air conditioning units will not have a detrimental impact on the amenities of the surrounding neighbours; there are no residential facilities in the immediate vicinity, and located within the courtyard they will not be heard by passing pedestrians. Environmental Health officers have viewed the report and consider that complaints from the use of the new plant will be unlikely. In the event of planning and listed building consent being granted a condition is recommended to ensue compliance with the Councils model noise condition, in the even of planning permission being granted.

## Conclusion

The proposal is considered to be unacceptable in terms of the impact on the character and appearance of the listed building, the surrounding conservation area, and is recommended for refusal.