

Delegated Report		Analysis sheet		Expiry Date:		11/06/2007	
		N/A / attached		Consultation Expiry Date:		30/05/2007	
Officer				Application Number(s)			
Joe Purcell				2007/1937/P			
Application Address				Drawing Numbers			
Queen Square House Queen Square London WC1N 3BG							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of block wall and metal louvers enclosure at ground level adjoining the service yard access off Guilford Street to accommodate new plant associated with a new Functional Magnetic Resonance Scanner located at basement level.							
Recommendation(s):		Grant Planning Permission with conditions					
Application Type:		Full Planning Permission					
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:		A site notice was displayed on the 09/05/2007 expiring 30/05/2007. No objections were received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Bloomsbury CAAC:</u> Satisfied with proposal.					

Site Description

Queen Square House is a university building associated with University College London with a mixture of residential rooms, lecture theatres and laboratories, the site has a car park at the rear and is surrounded by other university buildings. The application relates to a part enclosed service area that is accessed via a ramp to Guilford Street. The nearest residential premises are at 36-48 Guilford Street to the east. The site is located within Bloomsbury Conservation Area.

Relevant History

None relevant with regard to this application.

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.

Replacement Unitary Development plan Adopted June 2006

S1 –S3 'Strategic policies'

SD6 'Amenity for occupiers and neighbours'

SD8 'Disturbance from plant and machinery'

B1 'General design principles'

B3 'Alterations and extensions'

B7 'Conservation areas'

Appendix 1 'Noise and vibration thresholds' (Table E)

Assessment

Proposal

Planning permission is sought for the installation of a new chiller unit and associated equipment at the rear of Queen Square House. The new unit will be located adjacent to existing air conditioning plant and will be screened by a block wall and metal louvre fence measuring 9m in width and 3m in height.

The principal issues to consider are:

- The impact the works have on the character and appearance of the Conservation Area
- The impact the conditioning unit in terms of noise/disturbance would have on the residential amenities of neighbouring occupiers.

The impact the works have on the special interest, character and appearance of the Conservation Area

The applicant proposes to install a chiller unit with associated exhaust and supply systems at ground floor level at the rear of Queen Square House; this new equipment will be located adjacent to the existing air conditioning system, this new system would be screened off with a 3m high louver fence, Bloomsbury CAAC are satisfied with this design. Due to the chiller units positioning behind the screening at the rear of Queen Square House, they would have no detrimental impact on the Conservation Area and would comply with all the relevant policies of the London Borough of Camden Unitary Development Plan Adopted June 2006.

The impact the plant/machinery in terms of noise/disturbance would have on the residential amenities of neighbouring occupiers.

The proposed chiller unit will be located 25-30m from the closest residential property (hall of residence) and are located behind a louvered screen that disperses the noise produced from the unit. The Councils Environmental Health department are satisfied with the submitted Acoustic report as the proposed chiller unit meets the Council's noise threshold. No objections are raised with grounds to noise and disturbance and to ensure that none of the surrounding residents amenity is affected it is proposed to attach a condition to require the noise levels to be 10dB below background level. This is greater than the normal 5dB because on occasions the equipment may need to be in operation 24 hours a day, although the normal operating times will be 9am to 5pm.

Conclusion

Given all of the aforementioned, it is considered that the installation of the enclosure and equipment would not result in material harm to the character and appearance of the conservation area. The noise produced would not infringe on the residential amenities of neighbouring amenity. The grant of planning permission is accordingly recommended subject to conditions.