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|--|----------------------------|---|-------------------------------------|--|--------------|-------------------|----|
| Delegated Report | | Analysis sheet | | Expiry Date: | | 11/01/2007 | |
| | | N/A / attached | | Consultation Expiry Date: | | | |
| Officer | | | | Application Number(s) | | | |
| Tom Webster | | | | 2006/5073/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 29B Montague Street London WC1B 5BH | | | | Site Location Plan; Design Access Statement; Noise Impact Assessment; Drawing No. MS/R/1; MS/R/2; MS/R/3; 2.MH.01; Covering Letter | | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | Date: | | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Installation of 4x air-conditioning units at roof level of the office building (Class B1). | | | | | | | |
| 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 | 00 | No. of responses | 00 | No. of objections | 00 |
| Summary of consultation responses: | | <p>Site notice posted (expires on the 14/12/2006). No third party letters of representation received.</p> <p>Environmental Health/Polution: <i>raised no concerns</i></p> | | | | | |
| CAAC/Local groups* comments: <small>*Please Specify</small> | | <p>Bloomsbury CAAC: No comments</p> | | | | | |

Site Description

Built in 1973, the application site consists of a part 5 storey, and part 3 storey (rear) building with a flat roof that is used for office space (Class B1). The building has never been extended and the usage has never changed. It is located within the Bloomsbury Conservation Area, and forms part of an Archaeological priority area.

Relevant History

None related.

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', B1 'General design principles', B3 'Alterations and extensions', B7 'Conservation areas'.

SPG, CA statement

Assessment

Planning permission and listed building consent are sought for the installation of a new plant (air cooled packaged chiller with hydraulic unit) on the roof.

Visual Appearance

By virtue of their size and location, the proposed 4 air coolers will have a very limited impact on the character of the conservation area. Indeed, when positioned on top of the office roof at the rear of the application building, they will not be visible from the streetscene, and given that they will mostly be hidden behind the existing parapet wall, then their presence will not have a detrimental impact on the character and appearance of the original building. With these points in mind, the proposal would accord fully with policies B1, B3 and B7 of the Adopted UDP 2006.

Noise Implications

The Council is satisfied that the information is adequate, and that the installation of 4 new air conditioning units will not have a detrimental impact on the amenities of the surrounding neighbours; they will be set back from the rear and flank walls of the office roof, and as such, the potential noise levels are somewhat reduced. Also, there are no residential facilities in the immediate vicinity. Environmental Health officers have viewed the report and consider that complaints from the use of the new plant will be unlikely.

Conclusion

The proposal is considered acceptable in terms of the impact on the character and appearance of the original building, the conservation area, and is recommended for approval.

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