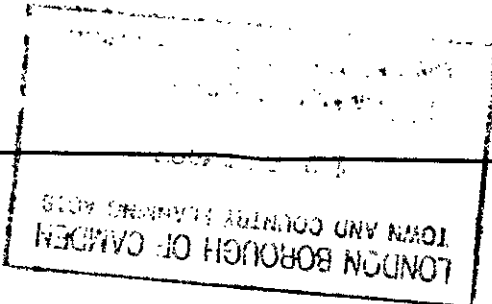


LONDON BOROUGH OF CAMDEN

REPORT FOR DECISION UNDER DELEGATED POWERS

Officer:- <u>John Davies (DAVJ)</u>	Application Number(s):- <u>PS9704550</u> PS9704582.R1.
Application Address <u>24 Cambridge Circus,</u> <u>WC2.</u>	Drawing Numbers <u>Site plan, SK03, C10033/SK08, C10033</u> <u>9604130/03, 4 un-numbered A4 drawings</u> <u>and photographs and Rockwell</u> <u>specification extract.</u>
Signature - Area Team:-	Signature Authorising Officer: <u>[Signature]</u>

SITE DESCRIPTION:- Site comprises a small lightwell within the middle of buildings fronting Shaftesbury Avenue + Chancery Lane. B + G floors vacant with pp for A3 use. Upper floors of buildings around lightwell in office and housing use.	
PROPOSAL:- The erection of a roof enclosure over a small lightwell at first floor level.	
RELEVANT HISTORY:- P.P. allowed an appeal for a restaurant use on Shaftesbury + ground floors of 24 Cambridge Circus, 84-86 Chancery Lane and 117-119 Shaftesbury Avenue.	
RELEVANT POLICIES:- Borough Plan - UDP - <u>ENC - none nuisance.</u> Others -	
CONSULTATIONS:- Adjoining Occupiers Number Notified <u> </u> No. of Responses <u> </u> No. of Objections <u> </u>	
CAAC/Local Groups Comments:- <u>CGCA express concern and request that detailed consideration be given to noise issues + acoustic qualities of roof. Not an objection - see over</u>	Summary of Consultation Response:- <u>Site Notice - no replies.</u>

ASSESSMENT:-

The main issue relates to the acoustic qualities of the roof covering bearing in mind the likely use of the basement/ground floor for A3 purposes with residential uses above.

The roof comprises timber joist construction with a felt covering. The construction includes a 150mm thick rockwool insulation filling. Advice on the acoustic properties of the roof has been sought from Environmental Health + Building Control.

The former raise no objection but request conditions to safeguard amenity. Building Control have indicated that the insulation specification (60 kg/m^3) is in excess of their standards for floors separating commercial/residential uses.

It is considered that the roof design is satisfactory.

It should, however, be noted that conditions on the appeal decision require details of measures to contain noise within the approved restaurant, and there are conditions setting out noise level limits. (see Condition 9). There are, therefore, safeguards to protect amenity if the restaurant p.p is implemented.

RECOMMENDATION:-

~~Refuse for the following reasons:-~~

Approve subject to the following conditions:-

~~Conditions/Reasons for Refusal:-~~

Reasons for Conditions:-

Informative:-