

Delegated Report		Analysis sheet		Expiry Date:		18/12/2006	
		N/A / attached		Consultation Expiry Date:		21/11/2006	
Officer				Application Number(s)			
Paul Wood				2006/4825/P			
Application Address				Drawing Numbers			
Hampstead Telephone Exchange 361 Finchley Road London NW3 6EX				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Replacement of three windows with three louvres at first floor level on the rear (south-western) elevation of the telephone exchange, to match the existing louvres at second floor level on the same elevation.							
Recommendation(s):		Refuse permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	04	No. of responses	00	No. of objections	00	
Summary of consultation responses:	No objections have been received.						
CAAC/Local groups comments:	Not applicable						
Site Description							
The subject site is located on the south western side of Finchley Road, between the intersection with Lymington Road to the south and Langland Gardens to the north. The site accommodates a 5-storey building that is occupied by the Hampstead Telephone Exchange. The adjoining property to the north is Mandeville Court, a 6-storey residential building. The adjoining properties to the south incorporate residential flats. To the rear of the site are the rear gardens of residential properties fronting Alvanly Gardens. The site is not located within a Conservation Area nor is it a listed building.							
Relevant History							
9005261: The erection of an equipment cabin for use in telecommunications. <u>Granted</u>							
P9600853: Replacement of existing yard gates with new security gates. <u>Granted</u>							
PW9802323: Erection of six pole mounted antennas, four dish antennas, one radio equipment cabin and a handrail at roof level. <u>Telecommunication application: no objection</u>							
PW9902156R1: Replacement of three second floor windows panes with metal louvres set behind the frames. <u>Granted</u>							
AW9902715: Display of three PVC coated fabric banners on the upper floors of the front elevation. <u>Granted</u>							
PWX0002282: Erection of electricity substation enclosure in western corner of rear yard. <u>Granted</u>							
PWX0103520: The Installation of new louvres to existing windows at second floor level on the rear and southern (rear most) side elevations. <u>Granted</u>							
2003/1533/P: Replacement of existing ground floor window with aluminium louver to provide ventilation for internal plant. <u>Granted</u>							
2004/2744/P: Installation of two louver panels into existing window openings on first floor of rear elevation. <u>Granted</u>							
2004/4511/P: Installation of radio mast equipment on roof, including one 2.6m long antenna on a tripod support frame placed on front tower, and one 900mm dish antenna, a Global Positioning System (GPS), and an equipment cabinet all placed on rear elevation. <u>Granted</u>							

2006/2238/P: Installation of three sets of louvers in place of existing glazed windows at first floor south west elevation (in addition to the two sets of louvers previously approved at 1st floor level under planning permission dated 16/08/2004 ref: 2004/2744/P). Withdrawn

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.

Camden Replacement Unitary Development Plan 2006

SD1 – Quality of Life

SD6 – Amenity for occupiers and neighbours

SD7 – Light, noise and vibration pollution

SD8 – Disturbance

B1 – General Design Principles

B3 – Alterations and extensions

Supplementary Planning Guidance

Section 2.7 – Alterations and extensions

Section 4.8 – Plant and machinery

Assessment

This application is for the installation of three louvre panels into existing window openings on the first floor of the rear elevation of the building.

The background to this proposal is that British Telecom wish to install three fresh air cooling units for telecommunications (telephone switching) equipment inside the building to control the supply of outside air to the exchange area. The installation of the cooling units is not part of this application; however they are related to the installation of the louvres. There are an additional two air intake louvres at first floor level and two at second floor level, thus the proposal would result in three additional louvres for air intake.

The application follows the previous planning application (ref: 2006/2238/P) which was withdrawn due to the limited evidence provided in the form of an acoustic report to determine the impact of the units on the amenity of adjoining residential properties. A noise report has been submitted with this application with spot testing during the period 00.30 to 01.30.

The main issues relevant to the assessment of this application are the impact on amenity for occupiers of nearby residences and on design relating to the appearance and character of the building and surrounding buildings.

With regard to the issue of noise disturbance, the submitted acoustic report is insufficient to determine the cumulative noise impacts generated by the air intake units on the residential amenity of adjoining properties. In correspondence with the applicants during the previous planning application it was requested that a longer background noise survey be carried out over a period of 24 hours. The air intake units would operate 24 hours a day, accordingly, it is considered insufficient to provide justification in the form of an acoustic report over a period of one hour between 00.30 and 01.30. As such there is insufficient information provided to determine the cumulative impacts of the air intake units on the amenity of adjoining residential properties, contrary to policies SD6, SD7 and SD8 of the London Borough of Camden UDP 2006 and refusal is accordingly recommended.

With regard to the visual appearance of the louvres, there is limited visibility of the rear elevation of the building from Alvanley Gardens and Lymington Road, due to the location of a number of mature trees and other vegetation in the area. Consequently, the proposed five louvres will not detract from the appearance or character of the building. The aluminium louvres will be painted to match existing surrounding window frames.

Recommendation: Refuse permission

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