

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		12/10/2006	
		N/A / attached		<b>Consultation Expiry Date:</b>		15/09/2006	
<b>Officer</b>				<b>Application Number(s)</b>			
Gareth Wilson				2006/2281/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
40 Bernard Street London WC1N 1BY				See decision notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		<b>Date:</b>		
<b>Proposal(s)</b>							
Installation of two external air conditioning condensers on an external walkway at 5th floor level of a building in office (Class B1a) use.							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informative:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>		Site notice. Nor responses					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		N/a					

### Site Description

A large 20<sup>th</sup> century building occupied as offices fronting Bernard Street opposite Russell Square Underground Station. The buildings is not listed and is not in a C.A.

### Relevant History

The retention of two air conditioning chillier units installed on the roof of a building in office use  
GRANTED 2004

### 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.

B3, SD6, SD7, SD8

### Assessment

The applicant seeks permission to installation of two air conditioning units at 5th floor level on the flat roof of the building setback from the front of the roof by 2.5m. The front elevation of the building has an existing parapet wall.

In terms of appearance the unit will not be visible from the public realm, being located on the roof of a tall building, there are no perceivable impacts on the character or appearance of the building nor to the C.A.

The application is accompanied by a Equus Partnership Noise Impact Assessment. Environmental Health have reviewed the report and raise no objections to the scheme, subject to any permission being conditioned with standard noise conditions.

The scheme is considered acceptable and is therefore recommended for approval.

### **Disclaimer**

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