

Delegated Report		Analysis sheet		Expiry Date:		26/09/2006	
		N/A / attached		Consultation Expiry Date:		01/09/2006	
Officer				Application Number(s)			
Marilet Swanepoel				2006/3577/P			
Application Address				Drawing Numbers			
20-22 Stukeley Street London WC2B 5LR							
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Installation of 3x air conditioning units at roof level of the existing office building (Class B1).							
Recommendation(s):		Grant Planning Permission subject to conditions					
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	01	No. of objections	00
Summary of consultation responses:		Site Notice displayed: 11.08.06 – 01.09.06 The Nursery at No. 25 Macklin Street <i>commented</i> that while they are happy for the works to go ahead, the noise should be kept to a minimum during the hours of 12 – 2pm as it is the children's sleep time, and any work persons are instructed not to use foul language as they will be directly across from their children.					
CAAC/Local groups* comments: <small>*Please Specify</small>		<u>Covent Garden Community Association:</u> <i>commented</i> – new plant must have acoustic louvres, limited hours of operation to protect residential amenity.					

Site Description

The subject site is located on the south-eastern side of Stukeley Street which runs perpendicular to Drury Lane. The application site falls within the Covent Garden CA. The property is not listed.

Relevant History

PSX0004153: Grant PP for the retention of 2 air conditioning plants at roof level.

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 UDP 2006

S1 & S2 Sustainable development
SD6 Amenity for occupiers and neighbours
SD7B Noise & vibration pollution
SD8 Disturbance from plant and machinery
B1 Design
B7 CA
Appendix 1 Noise and vibration thresholds

Camden Planning Guidance (Consultation Draft) 2006

Plant, machinery and ducting – design and siting p. 167

Assessment

The proposed scheme seeks permission for the installation of 3x new a/c units at roof level. The flat roof accommodates existing a/c units and other plant equipment at this level. 2x of the new units will be located against the wall of the existing water tank enclosure and 1x unit will be located against the wall of an existing plant room. The applicant confirmed that the new a/c units would only be used during office hours which are between 9.00 – 18.00hrs Monday – Friday.

The additional a/c units at this level would not have any significant impact on the visual appearance of the building or the character and appearance of the CA. It would be located against walls of existing roof structures and therefore, would not be visually intrusive.

The applicant stated that the new plant would result in a maximum noise level of 42dB(A). The ambient noise level range is between 40dB(A) - 50dB(A). There are no residential windows which are directly located opposite these units. The Council's Environmental Health officer has assessed the applicant's acoustic report and concluded that the additional units would not add excessively to background noise levels. The standard noise conditions would be imposed.

The proposed a/c unit is considered to comply with policies and accordingly, it is recommended for approval.

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