

Delegated Report		Analysis sheet		Expiry Date:		25/09/2006	
		N/A / attached		Consultation Expiry Date:		01/09/2006	
Officer				Application Number(s)			
Gareth Wilson				1. 2006/2564/P			
Application Address				Drawing Numbers			
Bloomsbury House 74 - 77 Great Russell Street London WC1B 3DA				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature Date:				
Proposal(s)							
Installation of 4 no. condenser units on the roof of the existing office building (B1 Use Class).							
Recommendation(s):		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:	Site notice. No responses						
CAAC/Local groups* comments: *Please Specify	Bloomsbury CAAC: No response						

Site Description

Grade II Listed building end of a terrace facing Great Russell Street and boarded to the west by Montague Street. The site is within the Bloomsbury C.A.

Relevant History

Current application ref:2006/2565/L Installation of heat pump cooling system to include heat pump chassis units within all floors and erection of 4 no. condenser units to the roof of the existing office building (B1 Use Class). - UNDETERMINED AT TIME OF WRITING BUT LIKELY TO BE REFUSED OR WITHDRAWN DUE TO INSUFFICIENT INFORMATION REGARDING INVENTIONS INTO HISTORIC FABRIC

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. SD6, SD7, SD8, B1, B3, B7

Assessment

1. Permission is sought to install 4no. Daikin condensing units type RXQ8M7WIB to flat roof of building.

The proposed location on the flat roof is relatively hidden. The roof top has no features of historical interest apart from parapets. The units would be obscured from most views by the bulk of the building and a parapet wall. To the NW. the top of the units maybe visible at angles from Montague Street. Existing large trees would serve to further obscure views of the units. It is considered that the potential visual intrusion of the units above parapet from only a small area along Montague Street is so limited as to have only a minor impact on the C.A. The installation of the units is will not unacceptably impact on the appearance of the building or the character of the conservation area.

Following concerns regarding the accuracy findings raised by Environmental Health Officers, the acoustic report from Alan Saunders Associates dated 24th March 2006 has been amended with a new 'Appendix B' dated 30th August 2006 and via email from Dan Saunders (of Alan Saunders Associates) to Environmental Health Officers dated 30th August 2006. The amendments were made include four units of plant at roof level, not just one as originally detailed in the acoustic report (as confirmed by fax from James Mahoney of Bedford Estates received 07th September 2006). Taking into account the revised acoustic details Environmental Health have raised no objection to the proposal. It is unlikely therefore that the proposal will impact on residential amenity in the area and the units are considered acceptable.

It should be noted that the listed building consent application is likely to be refused due to lack of sufficient details. An informative should be attached to the pp approval to remind the applicant that LBC must be obtained to install any equipment, including the four units hereby approved by planning.

Application recommended for approval.

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