

Delegated Report		Analysis sheet		Expiry Date:		07/09/2006	
		N/A / attached		Consultation Expiry Date:		N/A	
Officer				Application Number(s)			
Alex Bushell				2006/2640/P			
Application Address				Drawing Numbers			
Unit 7 Brunswick Centre London WC1				Site Location Plan BRS.0664_01-1; Q480106/1revB; C3261/1 revF.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Details of method of ventilation and extraction systems and acoustic performance as required by condition 8 of planning permission granted subject to a Section 106 legal agreement dated 1st September 2003 (ref. PSX0104561) for the refurbishment of the Brunswick Centre.							
Recommendation(s):		Approve Details					
Application Type:		Approval of Details					
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:		N/A					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Application site is a shop unit on the main pedestrian deck of the Brunswick Centre, a Grade II listed building designed by Patrick Hodgkinson. The site is also within the Bloomsbury Conservation Area.

Relevant History

2003 - original pp and lbc for the refurbishment and extension of the Brunswick Centre, the planning permission being subject to, inter alia, condition 8 which requires the submission of details of extract ventilation for all Class A3 units.

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 and Appendix 1 (noise and vibration)

Assessment

The application seeks an approval of details of extract ventilation and a/c units for the existing shop unit, currently occupied by Starbucks. The system would be entirely internal with the condenser units at basement level. The extract system is mounted below the ceiling at ground floor with ducting linking to the landlord's system. As the system is already in place, the application is retrospective.

The noise/vibration emissions occur within the unit itself or within the service basement, which would not cause loss of amenity to the nearest residents above in the flats within the Brunswick. An Environmental Health Officer has inspected the apparatus while in operation and raises no objection. In addition, condition 20 of the substantive planning permission requires that the plant operate within Council standards. There are no visual/lb concerns regarding the installation.

Recommend approval of details.

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