

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>03/04/2014</b>	
		N/A		<b>Consultation Expiry Date:</b>		13/03/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Tania Skelli-Yaoz				2014/0542/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 Conway Street London W1T 6LP				See decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Retention of 1x wall mounted air conditioning unit at ground floor level and 1x air handling unit at upper level (between 2 <sup>nd</sup> and 3 <sup>rd</sup> floor level).							
<b>Recommendation(s):</b>		Grant planning permission					
<b>Application Type:</b>		Full Planning Permission					

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	53	No. of responses	02 00	No. of objections	02
Summary of consultation responses:	<p><u>7 Conway Street:</u> Objection. Concerns over Acoustic report methodology and 3<sup>rd</sup> piece of equipment not accounted for.</p> <p>The points raised with regards to Acoustic report methodology include:</p> <ul style="list-style-type: none"> <li>- Concerns over lack of weekend readings</li> <li>- Lack of readings with existing equipment on and off (as this is a retrospective application the equipment is already installed)</li> <li>- Lack of assessment of cumulative impact of all equip to the rear of this site</li> <li>- Lack of assessment of acoustic reflections</li> <li>- Extra noise during day of noise readings and how this is taken into account in the NIA</li> </ul> <p><u>50 Maple Street:</u> objection.</p> <ul style="list-style-type: none"> <li>- Harm by pollution and fumes expelled into private garden resulting in harm to health and loss of enjoyment of private garden.</li> </ul> <p><b>Officers' comments:</b> Please see assessment with regards to the Acoustic methodology. With regards to the 3<sup>rd</sup> piece of equipment is located between ground and basement floor levels, adjacent to the g/f AC unit discussed in this proposal – this unit will be applied for planning permission separately and is dealt with by the Enforcement Team.</p>					
CAAC comments:	<p><u>Charlotte Street Association:</u> Comment. The CAAC is against the proliferation of AC units within the CA.</p>					
<b>Site Description</b>						
<p>The site is located on the west side on Conway Street and forms part of the Marie Stopes offices. The plant equipment is located to the rear of the building at ground floor and upper floors (2 separate locations).</p> <p>The surroundings are a mix of commercial and residential.</p> <p>The site is not listed but lies within the Fitzroy Square CA.</p>						
<b>Relevant History</b>						
EN13/1202 Addition of AC units without pp						
<b>Relevant policies</b>						
<p><b>LDF Core Strategy and Development Policies</b> CS5 Managing the impact of growth and development CS14 Promoting high quality places and conserving our heritage</p> <p>DP24 Securing high quality design</p>						

DP25 Conserving Camden's heritage  
DP26 Managing the impact of development on occupiers and neighbours  
DP28 Noise and vibration

## Assessment

### Background-

The proposal is for the retention of 1x ground floor wall mounted AC unit, attached to the front elevation of 1 Bromley Place (on drawings shown as rear elevation B); and

The retention of plant equipment (air handling unit) at upper level (between 2<sup>nd</sup> and 3<sup>rd</sup> floor levels) located on a small roof area at the rear of 1 Conway Street (on drawings shown as side elevation A).

The main considerations with this application are design/conservation and amenity/noise. These are discussed below as follows;

### Design/conservation-

The ground floor A/C unit has been re-located to its current position in October 2013 from the basement/lightwell area. This new location is considered unacceptable for reasons of being too prominent and thereby visible to all visitors and occupiers of Bromley Place when accessing this area. The AC unit has therefore been recommended to be re-located to a lower position. Whilst this is not considered a major improvement to the appearance of this corner; considering the other larger plant equipment in this area, on balance, this additional AC unit, which is relatively small, is not considered to result in significant harm, above and beyond the existing conditions in this area.

The upper floor plant is also highly visible from Bromley Place and was therefore recommended to be screened (with a timber trellis to allow ventilation) in order to improve its appearance. The proposal has subsequently been revised with a screen across the entire upper floor plant.

It is noted that both parts of this proposal are visible from Bromley Place but not from Conway Street and therefore its impact on the character and appearance of the CA is limited. Nevertheless, the improvement of the appearance of this 'mews' area is essential and is considered to contribute to the improvement of this area in accordance with policies DP24 and DP25.

### Amenity/Noise-

The Acoustic report and the AO objection have been assessed by an Environmental Health/Noise Team who concluded the information as sufficient and acceptable.

It is confirmed by the applicant that the nearest rear window for the purpose of this assessment is 7 Conway Street.

The Env H officer recommended that *'Should retrospective planning consent be granted for the operation of this plant equipment, it is recommended as a condition of this consent that operation of such equipment be restricted to the hours of 08:00hrs- 18:00hrs. Monday to Friday only'* This is in agreement with the applicant.

On the issue of cumulative impact, the Env h officer comments that:

*'The lowest recorded background level was measured as 47 dB during the 24 hour assessment (all plant on except the new units)*

*so the design criteria was set at 5 dB below- 42 dB*

*The manufactures data is used to get the SPL of the 2 new units which is 63 dB and 72 dB*

*The **cumulative total** of these two units working together is 72.5 dB*

*Then noise propagation is used to calculate the noise levels (with the new units in operation) at 1m from the closest residential receiver at second floor window 7 Conway Street.*

*The figure reached is 42 dB which means that the 2 new units will not have any impact on the existing noise levels'*

On the issues of the weekend / midweek readings and methodology of measurements the Env H raises no concerns. The Acoustic report is considered to have been carried out in accordance with Camden's standards.

Accordingly, it is considered that the proposal complies with policies DP26 and DP28 subject to the implementation of the 2 following elements as per drawing no. 141501/P03/C:

- 1) Relocate ground floor unit to new location as per drawing above.
- 2) Erect screen at upper level as per drawing above.

It is recommended to add an informative to advise the applicant that the above should be complied with within 3-months of this decision.

**Recommendation:** Grant planning permission subject to conditions.