

Delegated Report		Analysis sheet		Expiry Date:		08/07/2014	
		N/A / attached		Consultation Expiry Date:		12/06/2014	
Officer				Application Number(s)			
Sally Shepherd				2014/2453/P			
Application Address				Drawing Numbers			
High Holborn House 52-54 High Holborn London WC1V 6RL				Refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of 2 x air-conditioning units in basement level lightwell							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	89	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 16/05/2014 to 06/06/2014 A press notice was published from 22/05/2014 to 12/06/2014 No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Bloomsbury CAAC commented on the application: <ul style="list-style-type: none"> I trust that neighbours have been consulted and one must assume quality of equipment installation re: noise intrusion etc. Officer's response: 89 neighbours were consulted and a noise report was submitted with the application (see section on amenity below)					

Site Description

The application site is a seven storey commercial building located on the north side of High Holborn and the corner of Brownlow Street.

The building is located within the Bloomsbury Conservation Area and is identified as making a positive contribution to the character and appearance of the Conservation Area.

The rear elevation (north side) faces onto Bedford Row, comprising a number of grade II and II* listed buildings.

Relevant History

PS9804163 – Planning permission granted on 08/05/1998 for installation of comfort cooling units to two 1st floor office suites, including siting of external plant at basement level within enclosed lightwell.

PSX0205392 – Planning permission refused on 05/02/2003 for alterations at roof level including new plant and infill of internal lightwells to provide additional office floor space.

2008/4956/P – Planning permission granted on 24/12/2008 for installation of three air-conditioning units at roof level.

2013/3370/P – Planning permission granted on 14/08/2013 for installation of metal balustrade to 5th floor roof for provision of terrace and replacement of 2 windows for door access.

2013/7494/P – Planning permission granted on 29/01/2014 for installation of 7 x air-conditioning units at 1st, 5th and 7th floor levels (retrospective).

2014/1159/P – Planning permission granted on 09/04/2014 for extension into internal lightwell at first floor level and installation of 3 x AC units at basement level.

2014/2443/P – Planning permission granted on 22/05/2014 for installation of door and louvres on east elevation at ground floor level in association with the installation of an internal substation.

Relevant policies

NPPF 2012

The London Plan (2011)

LDF Core Strategy and Development Policies

LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and vibration)

Camden Planning Guidance (2011/2013)

CPG1 (Design)

CPG6 (Amenity)

Bloomsbury conservation area appraisal and management strategy 2011

Assessment

Proposal

Planning permission is sought for:

- Installation of 2 x AC units in at basement level in the internal lightwell

Assessment

The main planning considerations are the visual impact of the proposal and the impact on neighbouring amenity.

Design

The two AC units will be located in a lightwell which is fully enclosed on all sides. The units would not be visible from the street and there would be limited private views from the office windows as the nearest window to the lightwell is set back at first floor level. The two units would be located next to the four existing AC units in the lightwell and the location is considered to be acceptable.

Amenity

Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further to this Policy DP28, seeks to ensure that noise and vibration is controlled and managed and that planning permission will not be granted where development is likely to generate noise pollution.

An acoustic report titled prepared by ACA Acoustics (dated: May 2014 ref: 140406-002B) was submitted with the application in respect of the proposed air conditioning units. The Council's Environmental Health officers have studied the report and have confirmed that it demonstrates that the units meet the required noise criteria set out in Policy DP28 without the need for further mitigation measures. A condition regarding noise and vibration will be attached to the decision notice to ensure that noise levels are at a level that will achieve the required standard.

Recommendation

Grant Planning Permission