

Delegated Report		Analysis sheet	Expiry Date:	13/10/2014
		N/A / attached	Consultation Expiry Date:	-
Officer			Application Number(s)	
Charles Thuaire			2014/4691/P	
Application Address			Drawing Numbers	
1 Mabledon Place London WC1H 9AJ			See ddn	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Details of all new external ventilation and air-conditioning roof plant required by condition 9 of planning permission ref 2011/4653/P dated 23/12/11 for extensions and alterations to existing office block.				
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
			No. electronic	00		
Summary of consultation responses:	-					
CAAC/Local groups* comments: *Please Specify	-					

Site Description

Large office block on Euston Road, currently undergoing part refurbishment/part redevelopment following recent permission.

Relevant History

planning permission ref 2011/4653/P granted 23/12/2011- extensions and alterations to existing office block to include 13,116 sqm of Class B1a and 182 sqm of Classes A1/A2/A3, as follows: reconfigured basement floors to reduce carparking from 46 to 9 spaces; relocated and enlarged commercial unit at ground floor for flexible use within Classes A1/A2/A3; demolition of conference hall at rear and replacement by 2 new floors of offices; extension of 3rd and 4th floors of annex and addition of 5th floor on annex for offices with external terraces and green roofs on 3rd and 6th floor levels; replacement of 10th floor plantroom on tower by new offices; reconfigured and relocated roof plant; associated external alterations and replacement fenestration including new canopy and forecourt at ground floor, new windows at 10th floor and new halo canopy at rooftop of tower.

Planning permission granted 6.6.14- Reconfiguration of roof to provide relocated plant and services and new enclosed pavilion (170 sqm) for Class B1 office use, with associated external roof terrace and perimeter halo canopy structure

Relevant policies

LDF Core Strategy and Development Policies

- CS5 - Managing the impact of growth and development
- CS14 - Promoting high quality places and conserving our heritage
- 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 2013

Assessment

Condition 9 states-

Before the use commences, details of all new external ventilation and air-conditioning plant on the roofs of the tower and annex shall be submitted to and approved by the Council. All roof plant shall be installed in accordance with such approved details.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

The revised approved scheme of the reconfigured roof pavilion, approved 6.6.14, showed 2 areas of internal and external plant, plus an exposed lift motor room overrun, a ventilation extract and 2 flue pipes projecting above the plant rooms.

The submitted details for the new tenants' requirements show as before various items of plant equipment on the external area of roof facing Euston Rd and other items within the enclosed plant rooms to the south of this, but now with a different array of various projecting flue pipes etc.

The external plant will not project beyond the height of the perimeter halo canopy and thus will not be visible from the outside due to this screening and will have no impact on the building's appearance. The enclosed plant within the plant room will likewise not be visible but it will have projections above the roof in the form of 3 large boiler flue pipes, 4 smaller ventilation extract pipes and one extract fan duct. The maximum projection is 1m high. The various flues are minor in size and will be barely visible in long views, especially those items further away from the edge. Cumulatively they do not have a material impact on the tower's appearance or bulk and will not create visual clutter.

A letter has been submitted to confirm that the plant will comply with the previously approved acoustic report and in particular Council standards as set out in the previously imposed condition 10.

The details are satisfactory in design and noise terms.