

<b>Delegated Report</b>	<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>06/08/2014</b>			
	N/A		<b>Consultation Expiry Date:</b>	30/07/2014			
<b>Officer</b>			<b>Application Number(s)</b>				
Sally Shepherd			1. 2014/3631/P 2. 2014/3822/L				
<b>Application Address</b>			<b>Drawing Numbers</b>				
Treasure House 19 - 21 Hatton Garden London EC1N 8BA			Refer to decision notice				
<b>Proposal(s)</b>							
<p>1. Installation of 5 x air-conditioning units on roof (at fourth floor level), installation of two extract ducts and fans in rear lightwell and re-configuration of existing air-conditioning units first floor roof in rear lightwell.</p> <p>2. External alterations associated with installation of 5 x air-conditioning units on main roof, installation of two extract ducts and fans in rear lightwell and re-configuration of existing air-conditioning units on first floor roof in rear lightwell.</p>							
<b>Recommendation(s):</b>		<p>1. Grant Planning Permission</p> <p>2. Grant Listed Building Consent</p>					
<b>Application Type:</b>		<p>1. Full Planning Permission</p> <p>2. Listed Building Consent</p>					
<b>Conditions or Reasons for Refusal:</b>		Refer to Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>66</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>A site notice was displayed from 18/06/2014 to 09/07/2014</p> <p>A press notice was published from 19/06/2014 to 10/07/2014</p> <p>No responses received</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site comprises a three storey plus mansard office building with retail on the ground floor which is located on the east side of Hatton Garden. To the rear of the site is a single storey element which the application relates to.

The building is Grade II listed and is located in the Hatton Garden conservation area.

## Relevant History

**8700420** – Planning permission refused on 04/06/1987 for erection of a single-storey extension at first floor level for use as offices.

**9000042** – Planning permission granted on 19/07/1990 for Extension of mansard roof to incorporate extra floor (5th) for Class B1 use and the installation of dormer windows in the existing mansard roof.

**8401940** – Planning permission granted on 16/01/1995 for erection of two single storey structure at first floor level to provide reception and toilet facilities.

**2005/5490/P & 2006/1441/L** – Planning and listed building consent granted on 13/06/2006 for retention of the change of use of part lower ground floor from office (Class B1) to gym/fitness studios (Class D2) for a temporary period.

**2014/2487/L** – Listed building consent granted on 06/06/2014 for demolition of internal structural walls to create an open plan space.

**2014/3071/P & 2014/3121/L** – Planning and listed building consent granted on 10/07/2014 for replacement roof light and enlargement of roof light to internal courtyard.

**2014/5389/P & 2014/5732/L** - Planning and listed building consent submitted on 18/08/2014 – awaiting determination.

## Relevant policies

**National Planning Policy Framework 2012**  
**London Plan 2011**

### **LDF Core Strategy and Development Policies**

#### **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 2013**

CPG1 (Design)

CPG6 (Amenity)

**Hatton Garden conservation area appraisal and management strategy 1999**

## Assessment

### Proposal

Permission is sought for the following:

- Installation of 5 x air-conditioning units on main roof (at fourth floor level) which will be housed in a new acoustic enclosure. One of the condensers would be relocated from the existing lightwell to the roof;
- Installation of two new extract ducts with fans rising vertically from ground floor level to second floor level in existing rear lightwell; and
- Reconfiguration of existing air-conditioning units on roof at first floor level.

### Assessment

The principal considerations material to the determination of this application are summarised as follows:

- Design and the impact on the special interest of the listed building
- Impact on the amenity of adjoining occupiers (amenity)

### Design/impact on listed building

The rooftop air-conditioning units and enclosure are sufficiently set back from the front elevation as not to be visible from ground level. Furthermore, the building is a large four storey building which already has air-handling equipment on its roof. The addition of the air-conditioning units within the acoustic screening are therefore not considered to be harmful to the visual appearance of the building.

The proposed alterations and air-conditioning units to the rear are enclosed from public view and are at low level in an area that already contains plant.

The proposals are therefore not considered to harm the special interest of the listed building or the character and appearance of the conservation area and are not opposed.

### Amenity

An acoustic report has been submitted by the applicant which demonstrates that an environmental noise survey has been carried out. The Council's environmental health department have confirmed that the plant would not exceed the Council's noise thresholds. As a safeguarding measure the permission would be granted subject to conditions which ensure that the machinery operates within the Council's noise thresholds.

Given the location of the works at roof level and within the rear lightwell, the proposal is not considered to have an adverse impact on the amenity of the adjoining occupiers in terms of loss of privacy, daylight, sunlight or outlook and is considered to be acceptable.

### Conclusion

Overall it is considered that the new plant and enclosure would not cause harm to the character and appearance of the conservation area or the special interest of the listed building nor would they harm the amenity of nearby occupants and residents. The proposal is therefore in compliance with the relevant LDF policies and Camden Planning Guidance.

### Recommendation

1. Grant Planning Permission
2. Grant Listed Building Consent