

Delegated Report		Analysis sheet		Expiry Date:		16/07/2014	
		N/A / attached		Consultation Expiry Date:		11/06/2014	
Officer				Application Number(s)			
Mandeep Chaggar				2014/3126/P			
Application Address				Drawing Numbers			
103 Camley Street London N1C 4PF				Please see decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of refrigeration condensers and air conditioning plant on roof.							
Recommendation(s):		Granted					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	09	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		9 neighbouring properties consulted on 21.05.2014. No responses received.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site comprises a former depot and storage yard of 0.34 ha located on the north side of the Regents Canal. It is roughly triangular in shape with the canal being to the south, Camley Street to the south west; Camley Street to the north-east; and Elm Village residential estate to the north-west. The Jubilee Waterside Centre also adjoins the site next to the canal on its western side.

The building is located adjacent to the Regents Canal which runs through the heart of London. The site is also close to St Pancras and Kings Cross Stations.

Relevant History

2011/5695/P - Granted 30/03/2012. Demolition of existing industrial buildings (Class B1c & B8) and the erection of a building ranging from 4-12 storeys to create a mixed use development comprising 307 x student units accommodation (Class Sui-Generis) including student cycle store; 14 x 2-bed, 15 x 3-bed and 11 x 4-bed self contained residential flats (Class C3); incubator business units comprising 1,653sqm floorspace (Class B1); 2 x retail units of 406sqm (Class A1/A3) and associated works and improvements to public realm including canal footpath.

Relevant policies

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National Planning Policy Framework (March 2012)

The London Plan (2011)

LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and Vibration

Camden Planning Guidance 2013 (1 Design) and (6 Amenity)

Assessment

1. Proposal

1.1 The application seeks permission for the installation of mechanical plant on the roof area of the building. This area has already been approved for the location for plant in the Developers original planning application. The section of building where the plant is proposed is one of the highest parts of the development, being over 10 stories above the footpath.

2. Design

2.1 Policies CS14 and DP24 require all developments, including alterations to existing buildings to be of the highest standard of design and note it is expected development considered the appropriate location for building services equipment.

2.2 The units are of a modest size and sited on the highest parts of the development. The units are considered to be of an appropriate scale and siting in an acceptable location so as not to detract from the character of the building or appear as a dominant addition to the building.

2.3 Given the condenser units are located on the roof of the highest part of the development it would not be visible when standing at street level.

3. Amenity

3.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of a development is fully considered. Furthermore 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. Additionally, Policy DP28 seeks to ensure noise and vibration is controlled and managed, planning permission will not be granted where development is likely to generate noise pollution. The Council will only grant permission for plant machinery if it can be operated without causing harm to amenity.

3.2 Given the nature and siting of the development it does not harm neighbouring resident's amenity in respect of privacy, overlooking, daylight and sunlight. The main concern in respect of amenity would be relation to noise and vibration levels emitted from the units.

3.3 The applicant has provided a noise assessment report and a calculation sheet detailing the noise level from specific selected plant at the development when assessed at the closest noise sensitive receptors. The report details the existing background noise levels and assesses the noise impact of plant installation on surrounding noise sensitive receptors.

3.4 DP28 states that Council will only grant permission for plant or machinery if it can be operated without cause or harm to amenity and the noise thresholds outlined in DP28. The noise levels at the nearest sensitive receptors are demonstrated below as cumulative noise level at 1 metre from receptor facade night time levels 28dB, daytime noise levels 43dBLpA, measured background noise level Night Time 47dB and Day time 48dB LA90 and excess of rating level over background noise level is night time -19dB and day time is -5dBLpA. The report concludes that the proposal would meet the requirement of policy DP28.

3.5 The Council's Environmental Health team has reviewed the acoustic report and raises no objection to the proposal subject to standard noise conditions that have been secured.

3.6 In light of the above, it is considered that the proposed development would not lead to a significantly increased level of noise within the surrounding area and given its siting it would not increase levels of vibration felt by neighbouring residents.

4. Conclusion

4.1 In light of the above, it is considered that the units are an acceptable form of development and accord with the relevant policies of the Local Development Framework and no objections are raised.

5. **Recommendation:** Grant retrospective conditional permission