

Delegated Report (Members' Briefing)		Analysis sheet N/A		Expiry Date: 29/08/2014			
				Consultation Expiry Date: 31/07/2014			
Officer Alex McDougall			Application Number(s) 2014/4034/P				
Application Address 21 Bloomsbury Street London WC1B 3SS			Drawing Numbers 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 at roof level including external pipework.							
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	76	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		Site Visit: 09/07/14 – 30/07/14. Press Notice: 10/07/14 – 31/07/14. No representations received from neighbours.					
Bloomsbury CAAC comments:		<p>Objection raised on the following grounds:</p> <ul style="list-style-type: none"> <i>Design</i> – Unacceptable impact on appearance of a heritage building (Officer Comment: The subject building is not listed. Notwithstanding, the proposal is not considered to have an unacceptable impact on the appearance of the building or the character of the conservation area. See Section 3.1 below for more information.) <i>Sustainability</i> – Air conditioning is not sustainable (Officer Comment: See Section 5.1 below for more information.) 					
Site Description							

The site is occupied by a 6 storey building, plus basement, on the south-west corner of the intersection of Bloomsbury Street and Bedford Avenue. The building is listed as a positive contributor within the Bloomsbury Conservation Area. The building is in use as offices (Class B1a).

Relevant History

2014/2288/P: Erection of a single storey rear extension at second floor level to existing roof top terrace. Granted 12/06/2014.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance

London Plan 2011

Camden LDF Core Strategy 2010

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

CS7 Promoting Camden's centres and shops

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP13 Employment sites and premises

DP22 Promoting sustainable design and construction

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG3 Sustainability

CPG5 Town Centres, Retail and Employment

CPG6 Amenity

Assessment

1. Detailed Description of Proposed Development

1.1. The proposal consists of installation of 2 air conditioning condensers at roof level to the southern side of the site and associated external pipe work. The condensers will measure 1.2m (H) x 1.00m (W) x 0.3m (D).

1.2. The proposed plant would be located the following distances from the nearest residential properties:

- 30m from the nearest flats in the Bedford Court Mansions buildings.
- 23m from the nearest flats at No. 98 Great Russell Street.
- 30m from the nearest residential accommodation on the eastern side of Bloomsbury Street.

1.3. The air conditioning will serve a recently approved single storey second floor rear extension (ref: 2014/2288/P) with floor area of approximately 40sqm.

2. Principle of Development

2.1. Alteration and additions are considered to be acceptable in principle subject to an assessment of their design, amenity impacts and sustainability.

3. Design

3.1. The proposed condensers are considered to be of an acceptable design, and have an acceptable impact on the appearance of the building and the character of the area as the condensers will be located on the roof behind existing parapets and as such will not be visible from any public space and will be mostly screened from the adjoining buildings to the south. As such the proposed development is considered to be consistent with LDF policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

4. Residential Amenity

4.1. The Applicant has submitted a noise report including on-site background noise testing and concludes that the proposed plant would operate at 10db below background noise level, in keeping with Council standards. As such the proposal is considered to have acceptable acoustic impacts on adjoining and nearby windows. A standard condition is recommended requiring that the noise level at sensitive adjoining frontages not exceed local authority standards.

4.2. Based on the location of the proposed plant on the roof of the existing building it is not considered likely to have an unacceptable impact on the outlook, sense of enclosure, or light of adjoining or nearby properties.

4.3. For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

5. Sustainability

5.1. LDF Policy DP22 requires development to incorporate sustainable design and construction measures. Where mechanical cooling (e.g. air conditioning units) is proposed applicants must demonstrate that energy efficient ventilation and cooling methods have been considered first. It is not practicable or economic to provide ground or air source heat pumps to provide cooling as these systems must be integrated into the original design of the building. Given the minor scale of the floor area to be cooled with mechanical ventilation the proposal is considered to be acceptable with regard to sustainability.

6. Recommendation

6.1. Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 1st September 2014. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.