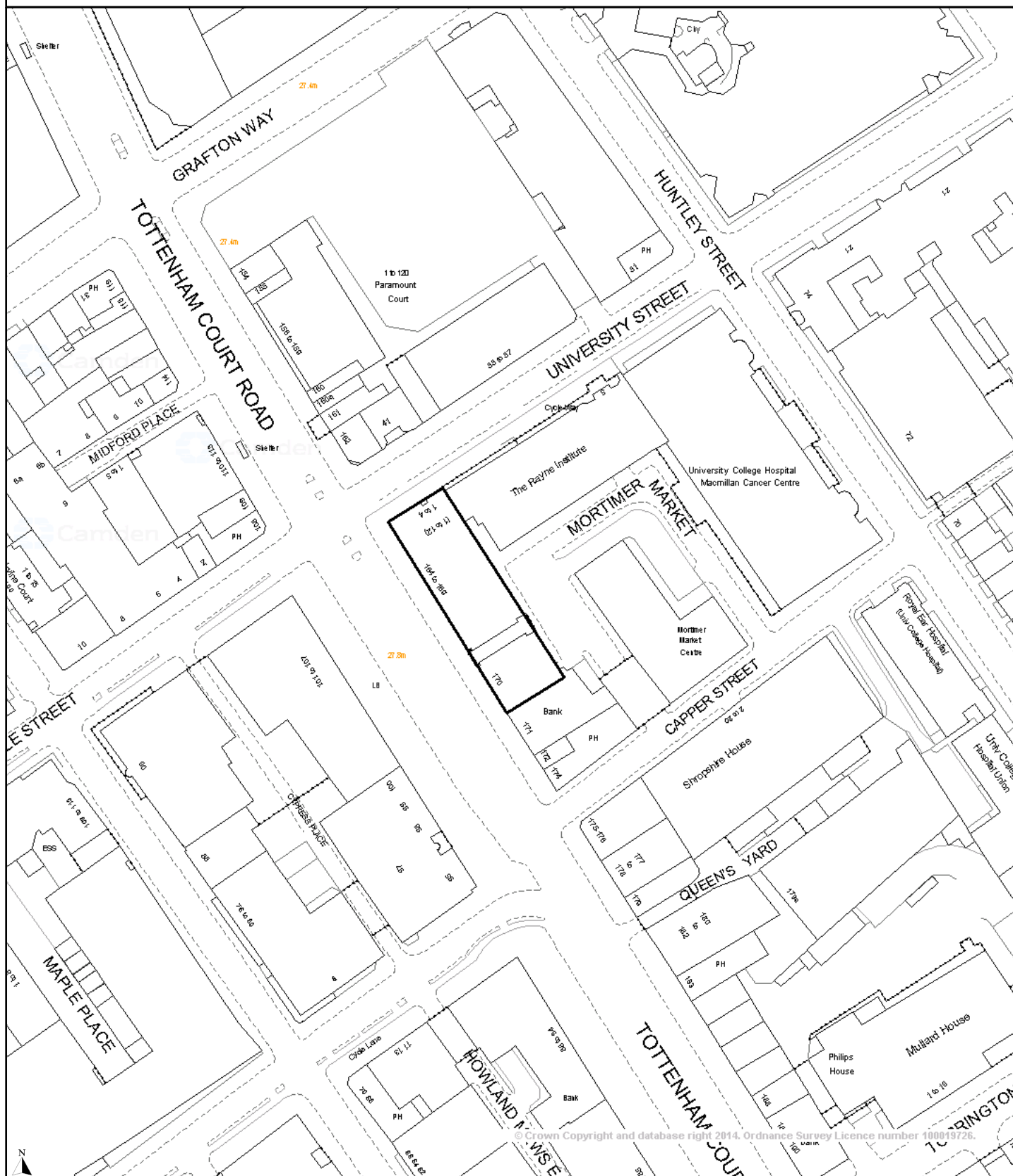


163-170 Tottenham Court Rd



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Scale 1/1250 Date 21/7/2014

Centre = 529413 E 182084 N

Delegated Report		Expiry Date:	05/06/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Institute of Sport Exercise & Health 163-170 Tottenham Court Road London W1T 7HA		2014/2082/P			
Proposal(s)					
Installation of plant (fuel tank, generator, 6 x condensers and chiller) and acoustic screen at roof level. [Retrospective]					
Recommendation(s):		Grant planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed		Date posted	21 days elapsed
Press notice	17/4/14	8/5/14	Site notice	16/4/14	7/5/14
Date sent		21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	14/4/14	5/5/14	41	-	-
Consultation responses (including CAACs):	Bloomsbury CAAC: object Whilst none of the new plant is higher than the existing rooftop enclosures we would prefer to see the plant visually screened. <i>Officer's comment: The plant would be screened on the University Street elevation by an acoustic screen. The screen would also obscure the chiller and some of the condensers on the Tottenham Court Road elevation. Please refer to the assessment below and paragraphs 2.2 and 2.3</i>				
Site Description					
The rectilinear site is occupied by a 7-storey building located on the corner of Tottenham Court Road and University Street. The building falls within the Bloomsbury Conservation Area but is not listed. The building is in retail use at ground floor, with D1 floorspace at 1 st and 2 nd floor, B1 office floorspace at 3 rd floor and out-patients accommodation on the 5 th and 6 th floor. Access is from an entrance lobby on Tottenham Court Road via a communal lift and stairwell.					
Relevant History					
2014/2036/P: Variation to condition 4 (operation time) to planning permission 2012/5324/P granted on 04/12/2012 (for the change of use of fourth floor from offices (B1) to mixed office (B1) and non-residential institution (D1)), namely to extend hours of operation to include Saturday between 08:00 to 18:00. <u>Granted</u> 22/05/2014 2013/2924/P: Installation of 2 x spit condenser and 1 x VRF condenser including pipe works at roof level and the addition of 2 x louvre to east elevation at fourth floor level in connection with offices (Class B1). <u>Granted</u> 09/08/2013 2012/5324/P: Change of use of fourth floor from offices (Class B1) to mixed office (Class B1) and non-residential institution (Class D1). <u>Granted</u> 04/12/2012					

2012/3366/P: Variation of condition 10 of planning permission granted 04/05/12 (ref. 2012/0962/P) for change of use of first and second floor level from offices (Class B1) to non-residential institution (The Institute of Sports, Exercise and Health) (Class D1), namely to extend permitted opening hours to include 06:00-24:00 Saturday, Sunday and Public Holidays. Granted subject to s106 Legal Agreement 25/09/2012.

2012/0962/P: Change of use of first and second floor level from offices (Class B1) to non-residential institution (The Institute of Sports, Exercise and Health) (Class D1), removal and replacement of 1 x window and installation of quench pipe for MRI exhaust on east elevation at second floor level and installation of 2 x louvered panels on east elevation at first floor level. Granted subject to s106 Legal Agreement 04/05/2012.

2011/4069/P: Change of use of fifth and sixth floor level from serviced apartment use (Sui Generis) to out patient accommodation (Sui Generis), erection of roof level extension to provide fire escape routes and new street level entrance doors on north elevation. Granted subject to s106 Legal Agreement 08/11/2011

2011/4497/P: Installation of two air conditioning units at roof level and louvre to third floor level window on courtyard elevation in connection with the existing offices (Class B1). Granted 26/10/2011

2011/4492/P: Installation of two air conditioning units and air handling unit at roof level in connection with the existing offices (Class B1). Granted 26/10/2011

UCL Mortimer Market Centre

2013/7235/P: Installation of air handling plant and associated ductwork to flat roof of hospital building (Class D1). Refused and warning of enforcement action 12/05/2014

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

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

Bloomsbury Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

1. **Proposal:** Retrospective permission is sought for the following rooftop plant:

- 6 condensers (1 condenser: 0.9m x 0.36 and 1.2m high; 5 condensers each measuring 1.05m x 0.36 and 1.2m high) on the north part of the roof
- Chiller unit (2.2m x 0.898m and 2.2m high) on the north part of the roof
- Emergency generator (1m x 2.3m and 2m high) on the south part of the roof
- 500Litre fuel tank (1m x 1m and 2m high) on the south part of the roof

An acoustic louvered screen would stand in front of the chiller. It would measure 2.4m high and would be 3.42m in length on the west elevation and 4.7m in length on the north elevation. Planning permission is sought for the acoustic screen which, unlike the plant, has not been installed as yet.

2. **Assessment:**

2.1 Background: Planning permission was granted 04/05/2012 for change of use of first and second floor level from offices (Class B1) to non-residential institution (The Institute of Sports, Exercise and Health) (planning ref: 2012/0962/P). The change of use involved the installation of an MRI scanner at 2nd floor level. The proposed rooftop plant assessed by this application is associated with this change of use. Specifically, the chiller is required by the MRI scanner.

2.2 Design: The plant (chiller and condensers) at the northern end of the building would be behind a 2.4m high acoustic screen. The screen would be set back 4.07m from the Tottenham Court Road elevation. The screen would project 2.2m above the height of the existing parapet. The significant set back from the Tottenham Court Road elevation ensures that the plant and the screen would not be prominent in long views from Maple Street or Tottenham Court Road. The screen would be set back 0.61m from the University Street elevation. Whilst the acoustic screen would be visible from the upper floors of the neighbouring block to the north (Paramount Court), the rooftop screen would not be particularly prominent from University Street due to the height of the building (7 storey). The 2.2m screen above the existing University Street elevation would not harm the appearance of the host property or the conservation.

2.3 The other plant (not positioned behind the acoustic screen) is set further back towards the centre of the roof (between 4.41m and 6.61m from the Tottenham Court Road elevation). The condensers are lower than the height of the existing safety railing and the generator and fuel tank is only 0.32m higher than the existing safety railing. Given the set-back and the size of the plant, the proposed plant would not be harmful to the appearance of the host property or the character and appearance of the conservation area.

2.4 Amenity: A noise assessment has been submitted and has been assessed by the Council's environmental health team. The closest residential premises to the rooftop plant are located on the opposite side of University Street, to the north. This building (Paramount Court) is several storeys higher with the top floor residences being of similar height to the top floor of the subject building. There is hospital patient accommodation at 5th and 6th floor level on the application building and there are residential premises on the far side of Tottenham Court Road, however these are further away from the roof plant than the residences on University Street. The noise report indicates that noise attenuation will be required to meet the Council's criteria. The noise report indicates that the MRI chiller will need to be placed behind an acoustic louvered screen which is 0.2m higher than the chiller. A condition will be included to ensure that the acoustic screen meets the details set out in the noise report. A condition will be also included to ensure that noise levels meet Camden's noise standards to minimise impact on neighbouring amenity.

Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on 28th July 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Brendan Timlin
Llewelyn Davies
44-46 Whitfield Street
London
W1T 2RJ

Application Ref: **2014/2082/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 5262

24 July 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Institute of Sport Exercise & Health
163-170 Tottenham Court Road
London
W1T 7HA

DECISION

Proposal:

Installation of plant (fuel tank, generator, 6 x condensers and chiller) and acoustic screen at roof level. [Retrospective]

Drawing Nos: Site location plan; 104330 (0) LR_01 Rev C3; 104330 (0) LR_02 Rev C3; 104330 (E) 0_01 Rev C4; 104330 (E) 0_05 Rev C3; 104330 (E) 0_11 Rev C1; 104330 (E) 0_12 Rev C1; Cole Jarman noise assessment dated 8th March 2013.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 104330 (0) LR_01 Rev C3; 104330 (0) LR_02 Rev C3; 104330 (E) 0_01 Rev C4; 104330 (E) 0_05 Rev C3; 104330 (E) 0_11 Rev C1; 104330 (E) 0_12 Rev C1; Cole Jarman noise assessment dated 8th March 2013.



Reason:

For the avoidance of doubt and in the interest of proper planning.

- 2 Prior to first use of the chiller, the chiller shall be provided with an acoustic screen in accordance with the recommendations of the noise report hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

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. .

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

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.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

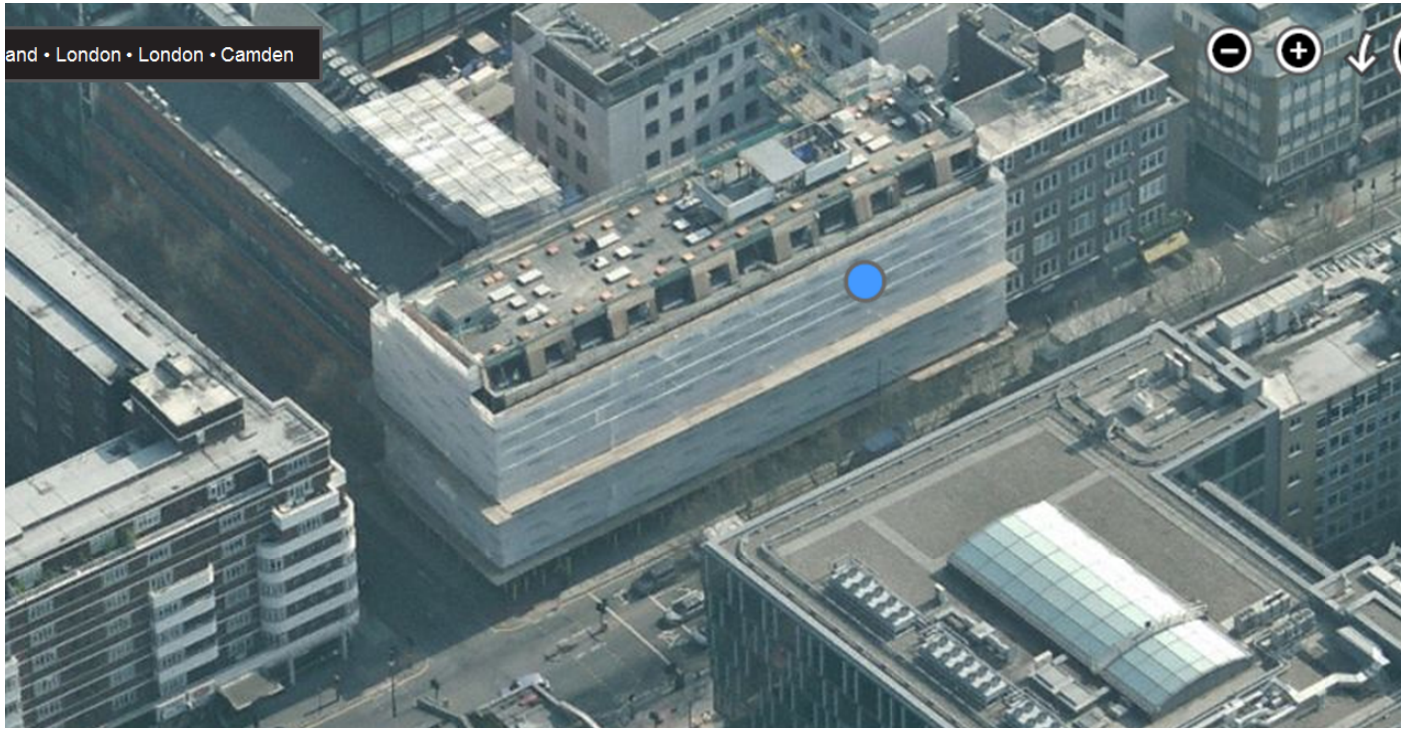
Yours faithfully

Rachel Stopard
Director of Culture & Environment

DRAFT

DECISION

Site photos



Aerial image of 163-170 Tottenham Court Road



View of front elevation from junction of Maple Street and Tottenham Court Road



Long view of front elevation from Maple St (arrow shows proposed location of screen]