

## 55 Rochester Place, London, NW1 9JU

---

### 1. Application site and surroundings

Comprises L-shaped two/three/four storey premises located on the corner of Wilmot Place and Rochester Place. Rochester Place forms a secondary service/mews style road with a granite sett surface treatment. Most of the road is formed of two-storey brick built warehouse/mews style buildings. Wilmot Place consists predominantly of three-storey mid-nineteenth century brick built dwellings. Most of the application premises are used and authorised for planning purposes for Class B1(a) offices. The upper floors of the part of the premises fronting Wilmot Place (3A) is used for residential purposes (Class C3).



**Figure 1.** The application site viewed from corner of Wilmot Place and Rochester Place.

### 2. Application proposal

To install air handling equipment at second floor level within the rear part of the premises fronting Rochester Place. Although the air handling equipment would be inside the premises there is a requirement to include ventilation to the external wall. This is proposed in the south-west facing wall by means of a louvre panel measuring

approximately 2200mm (l) x 1600mm (w) x 300mm (d). The panel would be fitted flush with the rendered wall and finished in white to marry in with the existing external appearance.



**Figure 2.** The location for the louvre panel may be glimpsed through this gap between Nos. 2 and 3 Wilmot Place.

## 3. Planning history

On 2 October 2012 planning permission (LPA reference: 2012/3293/P) was granted for a single storey roof extension with associated external terrace on Rochester Place (north-east) elevation to provide additional flexible Class B1 floor space; erection of a two-storey extension on Wilmot Place (south-east) elevation including mansard roof extension in association with re-configuration for the existing flexible Class B1 floor space and creation of 1 x 3 bed residential unit (Class C3) fronting Wilmot Place, together with associated alterations.

## 4. Planning policy

The relevant local policies are CS14 (*Promoting High Quality Places and Conserving our Heritage*) in the *Camden Core Strategy*; DP 24 (*Securing High Quality Design*); DP25 (*Conserving Camden's Heritage*); DP26 (*Managing the Impact of*

*Development on Occupiers and Neighbours*); and DP28 (*Noise and Vibration*) in the *Camden Development Policies 2010-2025* document.

It is considered that in terms of the visual impact and effect on the amenities of nearby residential properties the proposed development would comply with the relevant parts of the above mentioned policies. In particular the appearance of the louvre would be agreeable and barely noticeable from street views, and, the noise levels from the daytime operated plant would be within the constraints set out in Policy DP28.

## **5. Heritage Assets**

The application property is neither a listed building nor locally listed building of architectural or historic interest. Furthermore, the site is not within a conservation area but is bounded by the Jeffrey's Street Conservation Area to the south and west and the Rochester Conservation Area on the opposite side of Rochester Place to the east.

## **6. Impact on heritage assets**

The proposed louvre would be glimpsed from the Wilmot Place highway through the gap between numbers 2 and 3 Wilmot Place. It is considered that the impact on the character and appearance of the conservation area would be neutral.

## **7. Impact on residential amenity**

The nearest noise sensitive premises are 2 and 3 Wilmot Place (residential properties). The equipment proposed has been designed to minimize noise disturbance and an acoustic report has been commissioned and submitted as part of this application to demonstrate its suitability. It should be recognized that this is a mixed commercial/residential area and therefore daytime noise levels will be slightly raised compared to a purely residential area. The air handling plant would only be used during normal office hours.



Figure 3. The louvre panel would be installed within the wall on the far right hand side of this photo. Nos. 2 and 3 Wilmot Place are either side of the gap in the middle of the photo.

## 8. Community Infrastructure Levy (CIL)

CIL would not be applicable to this proposal as there would be no new floorspace created.

## 9. Conclusion

This is considered an acceptable proposal to maintain good working conditions for staff. The noise levels that would be generated during office hours would be reasonable and not detrimental to residential amenity. The visual impact would be negligible and consequently it is respectfully requested that planning permission should be granted.