

Delegated Report		Analysis sheet		Expiry Date:		30/09/2014	
		N/A / attached		Consultation Expiry Date:		22/08/2014	
Officer				Application Number(s)			
Fergus Freeney				2014/4710/P			
Application Address				Drawing Numbers			
55 Rochester Place London NW1 9JU				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of louvre panel on 2nd floor south west elevation to ventilate internal air-handling equipment.							
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	14	No. of responses	02	No. of objections	01
				No. electronic	00		
Summary of consultation responses:		Letters to adjoining occupiers: 01/08/2014 – 22/08/2014 Objection from nos 2 & 3 Wilmot Place: - Stale air will be discharged over the property. <u>Officer comment:</u> Please see section on amenity in the assessment below - In the near future it is proposed to submit an application to redevelop the property to provide residential property, this will impact upon that. <u>Officer comment:</u> The Council cannot take into account the potential for future applications to be submitted. We will need to assess any future application against our relevant policies and guidance, and the existing context at the time that it is assessed.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

The site is located on the south west side of Rochester Place, close to the junction with Wilmot Place. It comprises an existing three storey B1a office. The site is not listed and is not within a conservation area.

Relevant History

2012/3293/P - Erection of a single storey roof extension with associated external terrace on Rochester Place (north-east) elevation to provide additional flexible Class B1 floorspace; erection of a two storey extension on Wilmot Place (south-east) elevation including mansard roof extension in association with reconfiguration of existing flexible Class B1 floorspace and creation of 1x3 bed self-contained residential unit (Class C3) fronting Wilmot Place, together with associated alterations.

Granted 02/10/2012

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

CPG 2013

London Plan

NPPF

Assessment

Proposal:

Permission is sought for the installation of a louvre panel within the 2nd floor south west facing elevation to allow for the installation of internal air-handling unit.

Assessment:

The proposed louvre would measure approx. 2.1m in width x 1.6m in height and would be flush with the wall at first floor level. Behind the louvre a small plant room would be created to install air handling equipment.

The louvre would not be overly visible from the public realm and would be installed on a newly erected part of the building. It is considered to have minimal visual impact and does not harm the appearance of the host building or wider area.

Although the air handling equipment would be inside the premises, there is a requirement to include ventilation to the external wall. The plant room would be lined with acoustically absorbent material and the louvre will be 300mm deep acoustic type.

The applicants have submitted an acoustic report which demonstrates that any noise emitted would be more than 10db below the background noise level at the 1m from the nearest sensitive facades (being those on Wilmot Place) with the chosen equipment.

Recommendation: Grant Planning Permission

