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| Delegated Report | | Analysis sheet | | Expiry Date: | | 26/06/2014 | |
| | | N/A / attached | | Consultation Expiry Date: | | 22/05/2014 | |
| Officer | | | | Application Number(s) | | | |
| Hugh Miller | | | | 2014/2937/P | | | |
| Application Address | | | | Drawing Numbers | | | |
| 37-38 John Street London WC1N 2AT | | | | Refer to draft decision | | | |
| PO 3/4 | | Area Team Signature | | C&UD | | Authorised Officer Signature | |
| | | | | | | | |
| Proposal(s) | | | | | | | |
| Installation of two air conditioning units including extension of acoustic noise louvre screen on flat roof surface at roof level; south-east corner to building (D1 Use Class). | | | | | | | |
| 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 | 20 | No. of responses | 00 | No. of objections | 00 |
| | | | | No. electronic | 00 | | |
| Summary of consultation responses: | | <p><i>Application advertised in local press 08/05/2014, expires 29/05/2014. Site Notice displayed 07/05/2014, expires 28/5/2014.</i></p> <p>At time of writing no responses were received.</p> | | | | | |
| CAAC/Local groups* comments: *Please Specify | | <u>Bloomsbury CAAC</u> : No Comment. | | | | | |

Site Description

The host building (Hult International Business School) is basement and 5-storey and is located at the corner of John Street and Theobald's Road; and north of Gray's Inn Gardens. Opposite lies a mix of residential and commercial buildings. The building is not listed. The building is within the Bloomsbury Conservation Area.

Relevant History

May 2009 – PP Granted - Roof alterations, including raising roof level of existing rear toilet block and provision with new brick parapet wall, and installation of a plant enclosure with louvred screens at front and rear on main roof as an infill between existing plant room and staircase enclosure of existing office block (Class B1); ref. 2009/1006/P

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 heritage / conservation areas)

Development Policies

DP24 – (Securing high quality design)

DP25 – (Conserving Camden's heritage)

DP26 – (Managing the impact of development on occupiers and neighbours)

DP28 – (Noise & vibration)

CPG 2011/2013

CPG1 – Design

CPG6 - Amenity

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

London Plan

NPPF 2012

Assessment

Proposal

- ✓ Installation of two air conditioning units including extension of acoustic noise louvre screen on flat roof surface at roof level; south-east corner to building (D1 Use Class).

Key issues are 1] design and the impact of the proposal on the appearance of the building and conservation area, 2] neighbour amenity.

Design

The 2 x air conditioning units would be located on the mansard flat roof area of the south-east corner of the host building. To the front (east), 1-5 John Street the neighbouring buildings are largely in use as residential and there as some commercial buildings. The proposed plant units would be installed in a horizontal position and lower in height to those existing at the rear; and enclosed by extension of the acoustic louvered screen. The a/c units would be setback from the parapet so too the re-positioned acoustic louvre and not visible from the street level. Further east along Theobald's Road lies several large mature trees, which provide a screen of the air conditioning units from the public realm; and limited views from neighbouring buildings opposite in John Street. The plant equipment would not have any detrimental impact on the appearance of the host building and is considered acceptable here.

Amenity for occupiers and neighbours

Plant equipment

The closest noise sensitive windows (residential units) lies opposite approx. 22.0m away at no. 1 John Street; and 2 John Street, to (office) accommodation; and at the rear. There is existing plant on the roof of the neighbouring buildings. Whilst distance per se is not a complete barrier to noise disturbance from the proposed plant, it is considered that the plant would be limited to daytime operation only and would therefore not impact adversely on residential amenity.

The acoustic report carried out noise measurement over a period of 24 hours, commencing at 0700 hours on 16th April 2014. The report states that the lowest background noise level in respect of two a/c units measured was 42 dB LA90 during daytime (07:00 – 23:00) and; 40 dB LA90 during the night time (23:00 – 07:00). Thus the adjustment of at least 10 dB LA90 below the prevailing lowest background noise in line with the Council's CPG recommended noise levels would result in noise level at daytime of 38 dB LA90 and 23 dB(A). The report states that the "units may potentially operate 24 hours as a worst case scenario. However, to be fully compliant, the report suggests mitigating measures (paragraphs 5.6); that it will be necessary to add a 'silencer' as set out in schedule 14/0141/SCH21, Table T2.

The Council's Environmental Health officer is satisfied that with the acoustic report, the plant will be in compliance with the Council's required standards. In addition, the usual conditions which will ensure that should the plant be noisier than anticipated, the local planning authority will have sufficient powers to take the necessary enforcement action if required.

Conclusion

It is considered that the installation of the plant equipment would not result in any significant material harm in terms of design and appearance to the host building. The submitted acoustic report has demonstrated that there would be no harm to residential occupiers' amenities (noise disturbance) at nearby buildings and a condition is proposed to ensure noise levels remain within the Council's standards in the future.

Recommendation. Grant planning permission