

Delegated Report		Analysis sheet		Expiry Date:		17/10/2014	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Nanayaa Ampoma				2014/5444/P			
Application Address				Drawing Numbers			
T B C 10 Brock Street London NW1 3FG				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Discharge of condition 13 (acoustic report) granted under reference 2007/0823/P dated 25/03/09							
Recommendation(s):		Grant Approval of Details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		N/A					
CAAC/Local groups* comments: <small>*Please Specify</small>		N/A					
Site Description							
<p>The site (known as NEQ) stands to the north of the junction of Euston Rd/ Hampstead Rd/ Tottenham Court Rd (a.k.a. Euston Rd Underpass junction) adjacent to the Euston Tower on the commercial estate owned by the applicants known as Regent's Place. It is broadly an L-shaped site of around 1 hectare in size bounded by Drummond St, Hampstead Rd, Euston Rd and office buildings on the Regent's Place commercial estate.</p> <p>The site is not with a conservation area and there are no other relevant constraints.</p>							
Relevant History							
2007/0823/P: Redevelopment involving demolition of remaining buildings, basements and structures and the erection of 26 storey block comprising 101 private residential units plus an 8 storey block comprising 70 affordable units (Class C3) -both blocks positioned on top of a one storey plus mezzanine level podium-; a part							

16, part 11, part 9 storey block comprising 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1/A2/A3/A4 and D1) uses at ground floor, provision of basement and lower basement levels together with associated access, parking (comprising 182 parking spaces), servicing, open areas and landscaping, alterations to and enlargement of Triton Square. – Grant subject to S106

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Assessment

This application follows a previously approved scheme under planning reference 2007/0823/P for the redevelopment involving demolition of remaining buildings, basements and structures and the erection of 26 storey block comprising 101 private residential units plus an 8 storey block comprising 70 affordable units (Class C3) - both blocks positioned on top of a one storey plus mezzanine level podium-; a part 16, part 11, part 9 storey block comprising 47,168sqm Class B1 office floorspace, plus retail/financial & professional services/restaurant/pub or bar/community (Class A1/A2/A3/A4 and D1) uses at ground floor, provision of basement and lower basement levels together with associated access, parking (comprising 182 parking spaces), servicing, open areas and landscaping, alterations to and enlargement of Triton Square.

As part of this permission conditions were attached. Condition 13, the subject of this application, states: *Details of plant (including an acoustic report, sound attenuation and acoustic isolation from the structure) to be installed on each respective part of the development shall be submitted to and approved by the local planning authority prior to commencement of that part of the development. Any Class A3 or A4 use shall only operate in areas indicated on the plans hereby approved provided such details of plant to serve such intended Class A3 or A4 use have been submitted to and approved by the local planning authority and implemented in advance of occupation. The development shall only be carried out in accordance with such approved details, including specified maximum noise levels, and thereafter maintained for as long as the development or Class A3 or A4 uses remain in existence.*

The submission included the below documents:

- Y Series Standard – Heat Pump specification
- RBA Acoustics Report dated 16th July 2014
- Air vent details
- Equipment schedule
- Section through building ventilation layout
- Mezzanine ventilation layout
- Ground Floor ventilation layout
- Roof ventilation Layout 007-003-03 A
- East elevation 007-003-02E
- Ground Floor and Mezzanine 007-003-01 C
- Basement Ventilation layout 007-003-04 B

Environmental Health have no objection and are satisfied with the discharge of the condition. Further to the above details the concerns identified by the condition and the reason for the condition have been sufficiently addressed. Therefore condition 13 is discharged.

RECOMMENDATION: GRANT APPROVAL OF DETAILS