

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		20/11/2014	
		N/A / attached		<b>Consultation Expiry Date:</b>		28/10/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Mandeep Chagger				2014/6093/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
200 Gray's Inn Road London WC1X 8XZ				Please see draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Installation of 5 condensing units with louvre screening to roof of building.							
<b>Recommendation(s):</b>		Granted					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>39</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		39 neighbours consulted on 07/10/2014 – 28/10/2014. No comments received.					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A					

## Site Description

The site comprises a 7 storey building designed by Foster and Partners in the early 1990's. The building is currently occupied by a number of broadcasting companies including ITV and ITN. It is located on the east side of Gray's Inn Road between Elm Street and Coley Street. The site does not lie within a conservation area, but is bordered by Bloomsbury Conservation Area to the west and Hatton Garden Conservation Area to the south.

## Relevant History

2014/3722/P - Installation of generator with acoustic housing to the roof of the existing annex building. Approved.

## 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

Hatton Garden Conservation Area Statement

London Plan 2011

NPPF 2012

## Assessment

### 1. Proposal

The proposal is for the installation of five external condensing units onto the roof of the main building. The condenser units would be screened by a louvred panel along both perimeter edges of the roof measuring 2.51m high, so that it appears as a higher elevational façade here.

### 2. Assessment:

#### 2.1 Design

The proposed air con units screened by louvre panels, by reason of their discreet location and design blending with the building, would not harm the appearance of the host property and the character and appearance of the surrounding area.

#### 2.2 Amenity

A noise assessment has been submitted and has been assessed by the Council's environmental health team. The scheme is acceptable to environmental health officers; conditions will be placed to ensure the measures are installed in accordance with the recommendations and the equipment meets our noise standards to minimise impact on neighbouring amenity.

### Recommendation

Grant planning permission.

