

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	13/11/2014
		N/A / attached		<b>Consultation Expiry Date:</b>	-
<b>Officer</b>			<b>Application Number(s)</b>		
Charles Thuaire			2014/5858/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
1 Mabledon Place London WC1H 9AJ			See ddn		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Details of additional new external ventilation and air-conditioning roof plant required by condition 9 of planning permission ref 2011/4653/P dated 23/12/11 for extensions and alterations to existing office block.					
<b>Recommendation(s):</b>		Approve details			
<b>Application Type:</b>		Approval of Details			
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice			
<b>Informatives:</b>					

## Consultations

<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	-					
<b>CAAC/Local groups* comments:</b> *Please Specify	-					

## Site Description

Large office block on Euston Road, currently undergoing part refurbishment/part redevelopment following recent permission.

## Relevant History

Planning permission ref 2011/4653/P granted 23/12/2011- extensions and alterations to existing office block to include 13,116 sqm of Class B1a and 182 sqm of Classes A1/A2/A3, as follows: reconfigured basement floors to reduce carparking from 46 to 9 spaces; relocated and enlarged commercial unit at ground floor for flexible use within Classes A1/A2/A3; demolition of conference hall at rear and replacement by 2 new floors of offices; extension of 3rd and 4th floors of annex and addition of 5th floor on annex for offices with external terraces and green roofs on 3rd and 6th floor levels; replacement of 10th floor plantroom on tower by new offices; reconfigured and relocated roof plant; associated external alterations and replacement fenestration including new canopy and forecourt at ground floor, new windows at 10th floor and new halo canopy at rooftop of tower.

Planning permission granted 6.6.14- Reconfiguration of roof to provide relocated plant and services and new enclosed pavilion (170 sqm) for Class B1 office use, with associated external roof terrace and perimeter halo canopy structure

AoD granted 30.9.14- 2014/4691/P - Details of all new external ventilation and air-conditioning roof plant required by condition 9 of planning permission ref 2011/4653/P dated 23/12/11 for extensions and alterations to existing office block.

## Relevant policies

### LDF Core Strategy and Development Policies

- 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 2013

## Assessment

### Condition 9 states-

Before the use commences, details of all new external ventilation and air-conditioning plant on the roofs of the tower and annex shall be submitted to and approved by the Council. All roof plant shall be installed in accordance with such approved details.

Details of plant for the landlord have already been approved covering the northern open area of the roof. The revised approved scheme of the reconfigured roof pavilion, approved 6.6.14, showed 2 areas of internal and external plant, plus an exposed lift motor room overrun, a ventilation extract and 2 flue pipes projecting above the plant rooms. However the pavilion for office purposes is no longer going ahead. Instead the new tenants wish to place plant within new plant rooms on the southern side enclosed by the perimeter halo canopy.

The additional plant will not project beyond the height of the perimeter halo canopy, apart from one block which only minimally projects above it, but it will not be visible from the outside due this screening and will have no impact on the building's appearance. The new plant rooms will have projections above the roof in the form of a bank of 10 extract flues. These are minor in size and will be barely visible in long views. Cumulatively with the approved plant, they do not have a material impact on the tower's appearance or bulk and will not create visual clutter

An acoustic report confirms that the plant will comply with Council standards as set out in the previously imposed condition 10.

The details are satisfactory in design and noise terms.