

Delegated Report		Analysis sheet		Expiry Date:		03/12/2014	
		N/A / attached		Consultation Expiry Date:		21/11/2014	
Officer				Application Number(s)			
Jonathan McClue				2014/5889/P			
Application Address				Drawing Numbers			
The Royal College of Opthamologists 18 Stephenson Way London NW1 2HD				Refer to Draft Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Approval of details pursuant to condition 5 (acoustic assessment) and condition 6 (acoustic isolation of plant/equipment) of planning permission ref 2013/0666/P dated 05/04/13 for a roof extension with plant enclosure and alterations to the front and rear elevations.							
Recommendation(s):		Approve the 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:		None consulted - AOD					
CAAC/Local groups* comments: *Please Specify		None consulted - AOD					

Site Description

The site is on the northern side of Stephenson Way. It is four storeys in height and is in use as office space, with it being used historically as warehousing and storage. Stephenson Way is to the west of Euston Station, connecting North Gower Street and Euston Street. The buildings vary in height and are in commercial uses. To the rear of the site is a small cul-de-sac, and there is a hotel use which fronts Euston Street but backs onto this cul-de-sac. The site is not within a conservation area and is not a listed building, but it is in the area identified as being within the Euston Growth Area.

Relevant History

The proposal here is to discharge outstanding conditions relating to a recently approved application.

2013/0666/P: Planning permission was granted for a roof extension with plant enclosure at roof level; alterations to the front, rear and side elevations and a new rear entrance on 05/04/2013. The permission included three conditions requiring details to discharge – 4 (green roof); 5 (acoustic assessment) and 6 (acoustic isolation of plant/equipment). The details in relation to condition 4 have already been approved.

Relevant policies

LDF Core Strategy and Development Policies

Core Strategy:

CS5 (Managing the impact of growth and development)

Development Policies:

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

DP28 (Noise and Vibration)

Camden Planning Guidance (CPG) 2011/2013:

CPG 6 (Amenity)

Assessment

Proposal

The Approval of Details (AOD) is sought for conditions 5 (acoustic assessment) and 6 (acoustic isolation of plant/equipment) of 2013/0666/P. The conditions state:

5) Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

REASON: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

6) Prior to the installation of the plant/equipment hereby approved details shall be submitted to and approved in writing by the local planning authority to demonstrate suitable acoustic isolation to prevent the transmission of noise and/or vibration to other parts of the building and adjoining premises. The plant/equipment shall be installed in accordance with the approved details and maintained as such thereafter.

REASON: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Condition 5

Details of the full specifications have been included and the plant materials would be within sunken enclosures on the roof. The equipment has been specified to meeting building regulation part L requirements at maximum occupancy. This technical information along with an acoustic assessment has been assessed by the Council's Noise Officer who finds the details acceptable. Therefore, it is recommended that the condition be discharged.

Condition 6

The submitted details for condition 6 have also been assessed by the Council's Noise Officer who finds the details acceptable. Therefore, it is recommended that the condition be discharged.

Recommendation

Approve the details.