

Delegated Report		Expiry Date:	24/10/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
Institute of Sport Exercise & Health 163-170 Tottenham Court Road London W1T 7HA		2014/5142/P			
Proposal(s)					
Removal of condition 4 (automatic time clocks fitted to chiller) granted under permission reference 2014/2082/P dated 01/08/14.					
Recommendation(s):		Grant variation of condition			
Application Type:		Variation of condition			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	11/9/14	2/10/14	Site notice	11/9/14	2/10/14
Date sent		21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	8/9/14	29/9/14	41	0	0
Consultation responses (including CAACs):	No responses received.				
Site Description					
The rectilinear site is occupied by a 7-storey building located on the corner of Tottenham Court Road and University Street. The building falls within the Bloomsbury Conservation Area but is not listed. The building is in retail use at ground floor, with D1 floorspace at 1st and 2nd floor, B1 office floorspace at 3rd floor and out-patients accommodation on the 5th and 6th floor. Access is from an entrance lobby on Tottenham Court Road via a communal lift and stairwell.					
Relevant History					
2014/2082/P: Installation of plant (fuel tank, generator, 6 x condensers and chiller) and acoustic screen at roof level [Retrospective]. <u>Granted</u> 01/08/14					
2013/2924/P: Installation of 2 x spit condenser and 1 x VRF condenser including pipe works at roof level and the addition of 2 x louvre to east elevation at fourth floor level in connection with offices (Class B1). <u>Granted</u> 09/08/2013					
2012/3366/P: Variation of condition 10 of planning permission granted 04/05/12 (ref. 2012/0962/P) for change of use of first and second floor level from offices (Class B1) to non-residential institution (The Institute of Sports, Exercise and Health) (Class D1), namely to extend permitted opening hours to include 06:00-24:00 Saturday, Sunday and Public Holidays. <u>Granted subject to s106 Legal Agreement</u> 25/09/2012.					
2012/0962/P: Change of use of first and second floor level from offices (Class B1) to non-residential					

institution (The Institute of Sports, Exercise and Health) (Class D1), removal and replacement of 1 x window and installation of quench pipe for MRI exhaust on east elevation at second floor level and installation of 2 x louvered panels on east elevation at first floor level.

Granted subject to s106 Legal Agreement 04/05/2012.

2011/4497/P: Installation of two air conditioning units at roof level and louvre to third floor level window on courtyard elevation in connection with the existing offices (Class B1). Granted 26/10/2011

2011/4492/P: Installation of two air conditioning units and air handling unit at roof level in connection with the existing offices (Class B1). Granted 26/10/2011

UCL Mortimer Market Centre

2013/7235/P: Installation of air handling plant and associated ductwork to flat roof of hospital building (Class D1). Refused and warning of enforcement action 12/05/2014

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

DP28 (Noise and vibration)

Camden Planning Guidance

London Plan 2011

NPPF 2012

Assessment

Proposal: Planning permission was granted 01/08/14 for the installation of plant (fuel tank, generator, 6 x condensers and chiller) and acoustic screen at roof level (ref: 2014/2082/P). The applicant is now seeking to remove condition 4 of the permission as the MRI chiller must be able to operate at all times to maintain the temperature of the machine.

Condition 4: Within 1 month of the date of this permission, automatic time clocks shall be fitted to the equipment hereby approved to ensure that the plant/equipment does not operate between 00:00hrs and 06:00hrs. The timeclock equipment shall thereafter be permanently retained and maintained in accordance with the manufacturer's recommendations.

Assessment:

The applicant has provided a revised noise report which assumes all approved plant could operate at night and takes account of acoustic screening that has been erected. The noise report demonstrates that the noise levels at the nearest sensitive windows would not exceed 48dBA thereby meeting the Council's noise criteria. In this context, the condition requiring time clocks is not necessary and the applicant's justification for the removal of the condition 4 (so that the temperature of the MRI can be maintained) is accepted.

It is noted, there was no objection to the original scheme from environmental health and the time clocks condition was not added at their request.

Recommendation: Grant removal of condition 4