



Photograph One: View from Clerkenwell Road entrance.



Photograph Two: Tank and equipment to be removed from roof level



Photograph Three: View East towards the rear of Back Hill Road property.

Application Site



Photograph Four: Birds Eye View of application site

Delegated Report		Analysis sheet		Expiry Date: 24/03/2015	
(Members Briefing)		N/A / attached		Consultation Expiry Date: 26.2.15	
Officer			Application Number(s)		
Jennifer Chivers			2015/0098/P		
Application Address			Drawing Numbers		
144A Clerkenwell Road London EC1R 5DF			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of condenser unit and associated enclosure at roof level of existing office and new riser on west elevation					
Recommendation(s):		Grant planning permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations

Adjoining Occupiers:	No. notified	62	No. of responses	5	No. of objections No of comments	3 2
			No. Electronic	00		
<p>Summary of consultation responses:</p>	<p>Advertised in Ham and High 30/01/2015, expired 26/02/2015 Site Notice displayed 30/01/2015, expired 26/02/2015</p> <p>Initial Consultation period 28/01/2015 – 18/02/2015. A further consultation period from 30/03/2015 – 13/04/2015</p> <p>The owner/occupiers of Flats 7, 14, 15, 23 and Loft 14 1-10 Summers Street have objected to the application on the following grounds:</p> <ul style="list-style-type: none"> - Noise/heat/smell generated by condenser unit - Hours of operation - Further information on location of condenser unit - Noise associated with the use of the roof terrace <p>Officer Comments:</p> <p><i>See paragraph 4.0 of the report for the case officer's response with relation to noise effects.</i></p> <p><i>Additional plans were received on 13th March which detailed more clearly the specific location of the proposed condenser unit and riser.</i></p> <p><i>The existing use of the outdoor terrace is not within the remit of this planning application.</i></p>					
<p>CAAC/Local groups* comments: *Please Specify</p>	<p>There is no relevant local group</p>					

Site Description

The subject site is located at the end of a small cul-de-sac off Clerkenwell Road, which is flanked by 4 – 5 storey commercial buildings. The subject building is a smaller 3-4 storey rendered office block.

The property contains two small office spaces at roof level and an outdoor roof terrace. The property is adjacent to some residential units to the rear along Summer Street.

The site is not listed but is located within the Hatton Garden Conservation Area.

Relevant History

PS9904663 - Certificate of lawfulness application for an existing use of first, second and third floors as offices (Class B1, a-c only). Granted 10 August 1999.

PS9805051 - External alterations to existing fenestration and entrance doors, as shown by drawing numbers 2850.98.01, 2850.98.013 & 160.PL.01 Rev b. Granted 18/12/1998

PS9804985 - Installation of new glazed exit onto roof, as shown by drawing numbers 168.GA.05a, 168.PL.02a, 168.PL.02 & photographs. Granted 21/01/1999

Relevant policies

Camden LDF Core Strategy 2010

CS1 Distribution of Growth

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

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 (updated 2013)

CPG1 Design

CPG6 Amenity

Hatton Garden Conservation Area Statement (adopted 1999)

Assessment

1.0 Proposal:

- 1.1 The proposal involves the installation of a condenser unit at roof level with associated louvre screen enclosure. It is also proposed to install a new riser on the west elevation.
- 1.2 The enclosure would measure 3.8m x 2.4m and 1.6m high above the existing parapet of the existing building. The condenser unit would sit inside this enclosure and would not be visible.
- 1.3 The proposed screen will be formed of acoustic louvres designed to attenuate noise and will be constructed of galvanised metal to match the existing window frames.
- 1.4 The condenser unit is proposed to replace the existing water tank at roof level. The unit will be located towards the White Bear Yard entrance of the building and away from the residential units to the rear of the building (along Summers Street).

2.0 Assessment:

- 2.1 The principal considerations material to the determination of this application are:
 - Design
 - Amenity

3.0 Design:

- 3.1 The proposed louvre screen and condenser unit is comparable in size and number to the existing equipment it would replace. Due to the scale and location of the existing equipment and the presence of other plant and machinery in this area, the proposed unit would not appear prominent or out of keeping with the surrounding environment.
- 3.1 Whilst the louvre screen would be visible from White Bear Yard, the screen would not be particularly prominent within Clerkenwell Road given the building's setting. The 1.6 metre screen above the Clerkenwell elevation would not harm the appearance of the host property or the conservation area.
- 3.2 It is considered that the proposal would not have a detrimental impact on the building and it would preserve the character and appearance of the Conservation Area.
- 3.3 The proposed riser will be attached to the existing chimney on the western elevation. The riser will not be overtly visible from the wider environment and is discreetly located within the site and away from residential properties.

4.0 Amenity:

- 4.1 An external noise survey has been undertaken to establish the prevailing ambient and background noise levels. The noise levels have been established the daytime level (07:00-23:00) and night level (23:00-07:00). In addition the proposed equipment has been situated in a location that is away from the residential interface.
- 4.2 The Council's Noise Officer assessed the acoustic survey report and found them to be acceptable subject to planning conditions. A condition will be added requiring the noise levels at a point 1 metre external to sensitive facades to be at least 5dBA less than the existing background measurement when the equipment is in operation. A condition also requires details of the plant and enclosure, in terms of materials, specifications and acoustic properties, to ensure that these noise standards are met and the appearance is satisfactory. This will ensure the amenities of occupiers of the surrounding sites are not adversely affected by noise from the equipment. Therefore the proposal is considered to comply with policies DP26 and DP28.

5.0 Conclusion

5.1 Based on the above, it is considered that the proposed development would not result in any harm to the character and appearance of the host building or the Conservation Area whilst ensuring that the residential amenities of the nearby occupiers would not be significantly harmed.

Recommendation: Grant Conditional Planning Permission.

DISCLAIMER

Decision route to be decided by nominated members on Tuesday the 5th May 2015. For further information please click [here](#)

Mr Nick Jones
Buckley Gray Yeoman
Studio 4.04 The Tea Building
56 Shoreditch High Street
London
E1 6JJ

Application Ref: **2015/0098/P**
Please ask for: **Jennifer Chivers**
Telephone: 020 7974 3303

29 April 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
144A Clerkenwell Road
London
EC1R 5DF

DECISION

Proposal:

Installation of condenser unit, erection of enclosure at roof level of existing office and new riser on west elevation

Drawing Nos: 918-PL-GE-06 Rev 1; 918-PL-GE-05 Rev 1; 918-PL-GE-04 Rev 1; 918-PL-GE-03 Rev 1; 918-PL-GE-02 Rev 1; 918-PL-GE-01 Rev 2; 918-PL-GA-B1 Rev 1; 918-PL-GA-03 Rev 2; 918-PL-GA-00 Rev 2; 918-PL-EX-B1 Rev 1; 918-PL-EE-06 Rev 1; 918-PL-EE-05 Rev 1; 918-PL-EE-04 Rev 1; 918-PL-EE-03 Rev 1; 918-PL-EE-02 Rev 1; External Noise Survey, prepared by Aecom dated December 2014.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- 918-PL-GE-06 Rev 1; 918-PL-GE-05 Rev 1; 918-PL-GE-04 Rev 1; 918-PL-GE-03 Rev 1; 918-PL-GE-02 Rev 1; 918-PL-GE-01 Rev 2; 918-PL-GA-B1 Rev 1; 918-PL-GA-03 Rev 2; 918-PL-GA-00 Rev 2; 918-PL-EX-B1 Rev 1; 918-PL-EE-06 Rev 1; 918-PL-EE-05 Rev 1; 918-PL-EE-04 Rev 1; 918-PL-EE-03 Rev 1; 918-PL-EE-02 Rev 1; External Noise Survey, prepared by Aecom dated December 2014.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 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 façade 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.

- 5 Before the use commences, details of the roof plant and the associated acoustic enclosure shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The relevant part of the works shall be carried out in accordance with the details thus approved.

Reason: To safeguard the amenities and appearance of the adjoining premises and the area generally, in accordance with the requirements of policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment