

<b>Delegated Report (Members' Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	22/06/2015
		N/A / attached		<b>Consultation Expiry Date:</b>	28/05/2015
<b>Officer</b>			<b>Application Number(s)</b>		
Laura Hazelton			2015/2093/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
3 Lamp Office Court, London, WC1N 3NF			Please refer to 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 1 x air conditioning unit and acoustic enclosure to first floor east elevation.					
<b>Recommendation(s):</b>		Grant planning permission			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>32</b>	No. of responses	<b>3</b>	No. of objections	<b>3</b>
			No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	<p>The application was also advertised in the local press on 07/05/2015 (expiring 28/05/2015) and a site notice was displayed between 01/05/2015 to 22/05/2015.</p> <p>31 neighbouring properties and the Bloomsbury Conservation Area Advisory Committee (CAAC) were notified.</p> <p>Three objections have been received from neighbouring residents (27 Great Ormond Street, Flat 2, 27 Great Ormond Street and 30a Orde Hall Street). All objections are on amenity grounds.</p> <p><u>Flat 2, 27 Great Ormond Street</u> Objecting unless the AC unit can be proved to be silent, especially at night. The noise generated from the AC units at Great Ormond Street Hospital (GOSH) is already a nuisance. Their bedroom backs on to the application site, so they will be even more greatly affected than the noise from GOSH.</p> <p><u>27 Great Ormond Street</u> Objecting unless the AC unit can be proved to be silent, especially at night. The noise generated from the AC units at Great Ormond Street Hospital (GOSH) is already a nuisance.</p> <p><u>30a Orde Hall Street</u> The application site is surrounded by residential properties, which are already disturbed by the AC units at GOSH. Further units would not be welcomed in the area even when baffled because of the constant noise they produce.</p> <p><b>Officer Response</b></p> <p>The proposed air conditioning unit is not considered to introduce unreasonable amenity impacts to adjoining neighbours, for reasons as discussed in detail within section 4 of this report.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify	<p><b>Bloomsbury Conservation Area Advisory Committee</b> was notified of the application but did not provide a response.</p>					

## Site Description

3 Lamp Office Court is a two storey property, currently in use as offices (Class B1). It is constructed adjacent to single storey 1-2 Lamp Office Court, which is used for retail purposes (A1 use) in connection with 57 Lamb's Conduit Street. Together, they are located in a densely built courtyard area bounded by Great Ormond Street, Lamb's Conduit Street and Orde Hall Street, with access via an alleyway off Lamb's Conduit Street.

The application site is located within the Bloomsbury Conservation Area, but is not identified as making a positive contribution to the area. There are very limited views of the application property from the public realm.

## Relevant History

08/01/64 - The use of No.3 Lamp Office Court, Holborn, for light industrial purposes. Granted 14/02/1964.

### 1-2 Lamp Office Court

2010/0960/P - Change of use of rear ground floor from office use (Class B1) to retail use (Class A1) in connection with no. 57 Lamb's Conduit Street. Granted 14/04/2010.

## Relevant policies

### **National Planning Policy Framework 2012**

### **London Plan 2015, consolidated with amendments since 2011**

### **LDF Core Strategy and Development Policies**

#### **Core Strategy**

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### **Development Policies**

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

DP28 Noise and vibration

### **Bloomsbury Conservation Area Appraisal and Management Strategy 2011**

## Assessment

### 1.0 Proposal

1.1 The proposal is for the installation of one air conditioning unit with acoustic enclosure. The unit will be located on the first floor rear elevation of the host property, overlooking the roof of adjoining property 1-2 Lamp Office Court.

1.2 The unit will be surrounded by an acoustic enclosure made of either acoustiblok or metal sheet lined with Rockwool, measuring approximately 0.36m deep, 1.2m high and 0.87m wide.

1.3 The proposed operating hours for the unit are 08:00am to 18:00pm Monday to Saturday.

### 2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- The principle of the proposal and design (the impact that the proposal has on the character of the host property as well as the wider Bloomsbury Conservation Area); and
- Noise impact and amenity (the impact of the proposal on the amenity of adjoining occupiers).

### 3.0 The principle of the proposal and design

3.1 Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

3.2 The proposed air conditioning unit would be located at first floor level to the rear of the application site. Due to the location of the host property adjacent to single storey neighbouring property 1-2 Lamp Office Court, the unit would be at roof level of nos. 1-2 (see photo 2 for clarification).

3.3 In terms of viewpoints, the unit would not be visible from the public realm. The application property is hidden from public view as it is located to the rear of, and bounded by, Great Ormond Street, Lamb's Conduit Street and Orde Hall Street. The proposal is therefore not considered to harm the character or appearance of the wider conservation area. There are no windows on the elevation on which the unit would be located and the unit would therefore only be visible from surrounding neighbouring windows. Due to the fact that the proposed unit would be located behind the second floor elevation of the host property, it would only be visible from nearby properties on Lamb's Conduit Street and 19-23 Great Ormond Street. The unit would be partially obscured behind the parapets to the roof of 1-2 Lamp Office Court, further helping to reduce views of the unit.

3.5 The unit would be surrounded by an acoustic enclosure made of either acoustiblok or metal sheet lined with Rockwool, measuring approximately 0.36m deep, 1.2m high and 0.87m wide.

3.6 In consideration of DP24 and DP26, there is a general presumption that external alterations such as plant units can be unsightly by virtue of their exposed location or prominent position. In this instance, by virtue of the proposed location to the rear elevation of the property, behind the parapets of neighbouring property 1-2 Lamp Office Court, and the fact that the application site is not visible from the public realm, it is considered that the proposed unit would be incorporated in a relatively discreet manner which preserves the character and appearance of the host building and Bloomsbury Conservation Area.

### 4.0 Amenity

4.1 The applicant has submitted an Environmental Noise Impact Assessment which includes calculations of

predicted noise levels to support compliance with the Council's noise standards.

4.2 The closest noise sensitive windows are to the rear of 55-57 Lamb's Conduit Street to the north east of the site, 21-23 Great Ormond Street to the north, and 24-26 Orde Hall Street to the south. The noise assessment surveyed 55-57 Lamb's Conduit Street as it is the closest noise sensitive window.

4.4 The proposed operating hours for the unit are 08:00am to 18:00pm Monday to Saturday. The ambient noise levels were therefore measured during proposed operating hours. The lowest representative environmental background noise recorded within this period was 46.4dB.

4.5 The calculations show that the predicted noise levels at the nearest noise sensitive window will be 38.2dBA, which is 8.2dBA below background noise. A further reduction in the range of 2dBA is therefore necessary in order to comply with Camden's noise requirements.

4.6 The proposal includes the installation of an 'Environ' Acoustic Enclosure which will reduce noise levels by approximately 25dbA.

4.7 The Council's Environmental Health Officer has assessed the submitted acoustic report, and does not object to the application with the recommendation that approval is subject to conditions requiring detail of sound attenuation and anti-vibration measures are approved prior to the plant coming into operation:

4.8 The proposal is therefore not considered to cause harm to the amenity of neighbouring occupiers, particularly as the unit will not be in operation during the evening or night time when it is most likely to be a nuisance to neighbouring occupiers. Furthermore, noise levels are likely to be further reduced when measured from the rear of 27 Great Ormond Street and 30a Orde Hall Street, as these properties are located in the acoustic shadow caused by the rear wall at the back of the unit.

## **5.0 Recommendation**

5.1 Grant planning permission subject to conditions.

**DISCLAIMER: Decision route to be decided by nominated members on 22<sup>nd</sup> June 2015. For further information please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'**