

<b>Delegated Report (Members Briefing).</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	09/07/02
		N/A / attached	<b>Cons. Expire:</b>	21/06/02
<b>Officer</b>			<b>Application Number(s)</b>	
MILH.			PEX0200414 (Associated LEX0200415).	
<b>Application Address</b>			<b>Drawing Numbers</b>	
2 Marylebone Road NW1.			6335/SK/01 & 02.	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Replacement of Air Cooled Compressor Chiller plant at roof level.				
<b>Recommendation(s):</b>		Grant full planning permission with condition.		
<b>Code:</b>	FPC.			

<b>Conditions or Reasons for Refusal:</b> (Use Pacis codes for standard text)	<p>Prior to the commencement of works on site detailed plans shall be submitted to and approved in writing by the Council to show that the existing louvred plant enclosure shall be extended to the height of the new plant.</p> <p>The proposed louvred plant enclosure /cooling tower hereby approved and shown on drawings 6335/SK/01 and 02 shall be painted 'English Sky Grey or its equivalent' and permanently maintained.</p>					
<b>Reasons for Conditions:</b>	<p>To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy RE2 of the London Borough of Camden Unitary Development Plan 2000.</p> <p>To ensure that the external appearance of the building will be satisfactory in accordance with the requirements of policies EN1 and EN14 +EN31 of the London Borough of Camden Unitary Development Plan 2000.</p>					
<b>Informatives:</b>	<p>[Click here and type]</p>					
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>	<p>None.</p>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<p><u>English Heritage:</u> Flexible authorisation. No comments.</p> <p><u>Regents Pk. CAAC: No Objection, Comment-</u> i). The existing plant on the roof is visible in long views along Albany St., &amp; its visual impact should be minimised. ii). We understand from the drawings that there would be no worsening of the current situation, &amp; consequently we have no objection to the proposal. iii). In order to achieve some enhancement to the appearance of the C.A, we request that the whole installation on the roof be painted 'English Sky Grey', in order to diminish the visual impact.</p>					

## Site Description

A 3-storey building situated on the south west side of Albany St. east of Peto Place & opposite Osnaburgh Terrace. The building is within Regents Pk. C.A. It is listed Grade II.

## Relevant History

The case file records shows a history of land uses from offices to residential & more recently for CCTV. The planning records began in 1953.

## Relevant policies

UDP: EN6, EN7, EN21, EN31.

SPG/ Others: DS6-Noise & vibration.

## Assessment

The main issues are: i) noise & vibration, ii) impact on the appearance of the building & on the character & appearance of the C.A.

The existing cooling tower, which comprises the chiller units & louvred plant enclosure are situated centrally within the roof of the building. The proposed replacement chiller units would occupy the roof space currently being used & would not project above the existing cooling tower. The submitted Acoustic report shows that the proposed chiller units accords with the Council's standards /requirements & are satisfactory. Officers considered however, that the louvre enclosure height be raised so as to minimised any likely increase of noise/ vibration from the proposed units. The Regents Pk. CAAC was of the opinion that the proposal could be enhanced by having the cooling tower painted 'English Sky Grey' to enhance the character & appearance of the C.A. Officers considered that conditions would be imposed.

There has been no record of complaints by local residents or objections too the proposal. The proposal in terms of neighbour amenity is satisfactory & accord with policy & SPG guidelines.

### Comments on CAACs Obs.

From street level the existing cooling tower is not easily visible due to the height of the building & the actual location of the cooling tower itself. However from the taller surrounding buildings the entire roof is visible. In terms of long views officers do not consider that the proposal would have a detrimental impact on the C.A.

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<b>Proposal(s)</b>				
Replacement of Air Cooled Compressor Chiller plant at roof level.				
<b>Recommendation(s):</b>		Grant listed building condition.		
<b>Code:</b>	LLACC.			

<b>Conditions or Reasons for Refusal:</b> (Use Pacis codes for standard text)	All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.					
<b>Reasons for Conditions:</b>	In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy EN38 of the London Borough of Camden Unitary Development Plan 2000.					
<b>Informatives:</b>	N/A.					
<b>Consultations</b>						
<b>Joining Occupiers:</b>	No. notified	00	No. of responses	00	No. of objections	00
<b>Summary of consultation responses:</b>	<a href="#">[Click here and type]</a>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<a href="#">[Click here and type]</a>					

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### Relevant History

The case file records shows a history of land uses from offices to residential & more recently for CCTV. The planning records began in 1953.

### Relevant policies

UDP: EN38.

SPG/ Others.

### Assessment

The main issue concern the impact of the proposal on the appearance of the Grade II listed building.

The existing cooling tower, which comprises the chiller units & louvred plant enclosure are situated centrally within the roof of the building. The proposed replacement chiller units would occupy the roof space & cooling tower currently being used. The proposed chiller units would have minimum impact on the historic fabric of the grade II listed building & it is satisfactory. The proposal accords with EN38.