

CONSULTATION SUMMARY

Case reference number(s)

2016/3294/P

Case Officer:

Amy Grace Douglas

Application Address:

117 Tottenham Court Road

London

W1T 5AL

Proposal(s)

Installation of replacement mechanical plant (Retrospective)

Representations

Consultations:	No. notified	27	No. of responses	01	No. of objections	01
					No of comments	0
					No of support	0

Summary of representations

**(Officer response(s)
in italics)**

The owner/occupier of No 33 Grafton Way has objected to the application on the following grounds:

1. Retrospective nature of the proposal
2. Visibility of the mechanical plant is more than before. 5 plant units in lieu of 1 as previously existing.
3. Noise has increased and affected quality of life. Noise readings of 78/82db have been measured.
4. Visual effect on Georgian cityscape

5. Value of rent has been reduced due to increased noise and destroyed view.

Officer remarks:

1. *The site's history has been reviewed and a site visit undertaken where it was confirmed the proposal is of a retrospective nature. However it is not possible to refuse an application on these grounds and a decision must be made with regard to planning merits of the proposal.*
2. *The mechanical plant consists of additional units and equipment than existed previously. However it is considered that the placement of the units is consistent with the pre-existing location and visually the units are not significantly larger than previous machinery and as such are considered acceptable.*
3. *A Noise Impact Assessment report has been submitted by the applicant, which examines the existing environmental noise conditions and the potential impact of the plant to residential amenity. The noise assessment undertaken has been considered by Camden's Environmental Health officers who consider it to be satisfactory, demonstrating compliance, as such had no objections subject to attached conditions in respect of noise, to ensure the amenities of the adjoining premises is retained. Conditions have been recommended with relation to controlling noise levels and operating hours so as to ensure residential amenity of neighbouring dwellings is maintained.*
4. *The proposed equipment is of an appropriate scale and is not prominently located, as such does not detract from the Fitzroy Square Conservation Area nor the Georgian cityscape in general.*
5. *The property and/or rental value of nearby dwellings is not a material planning consideration, as such would not form part of the assessment of this planning application.*

Recommendation:-

Grant planning permission subject to conditions