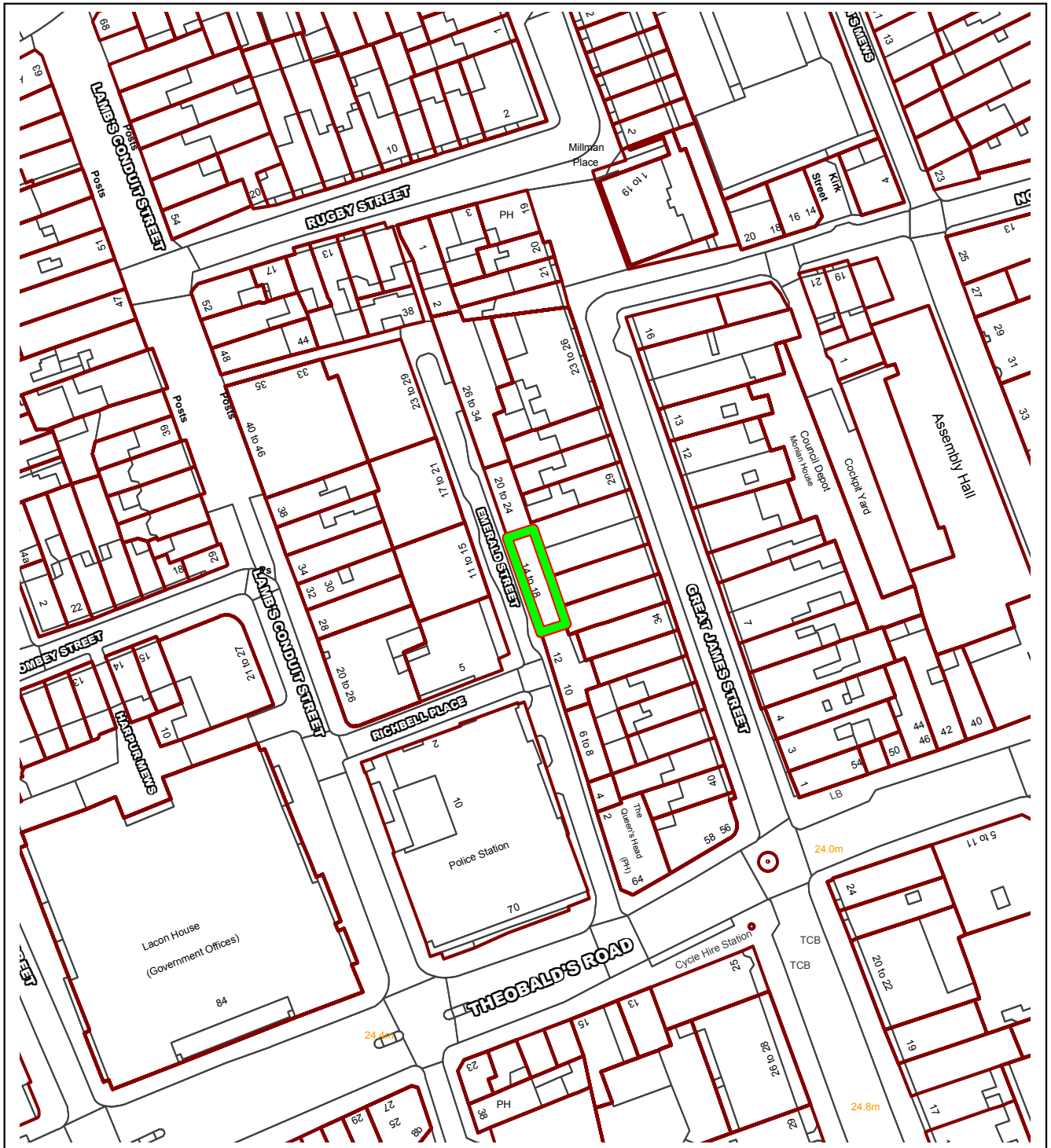


# 2017/4157/P 14-18 Emerald Street



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2017/4157/P – 14-18 Emerald Street



Photograph 1 – Birdseye view

Proposed location of a/c units

Photograph 2 – Taken from opposite side of Emerald Street



Photograph 3 – Proposed location of the a/c units adjacent to staircore



|   |  |                                       |  |                                  |  |                                     |  |
|---|--|---------------------------------------|--|----------------------------------|--|-------------------------------------|--|
| <b>Delegated Report</b>   |  | <b>Analysis sheet</b>                 |  | <b>Expiry Date:</b>              |  | <b>13/09/2017</b>                   |  |
| <b>(Members' Briefing)</b>  |  | N/A                                   |  | <b>Consultation Expiry Date:</b> |  | <b>31/08/2017</b>                   |  |
| <b>Officer</b>  |  |                                       |  | <b>Application Number(s)</b>     |  |                                     |  |
| Rachel English  |  |                                       |  | 2017/4157/P                      |  |                                     |  |
| <b>Application Address</b>  |  |                                       |  | <b>Drawing Numbers</b>           |  |                                     |  |
| 14-18 Emerald Street<br>LONDON<br>WC1N 3QA  |  |                                       |  | Please see 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 4 x air conditioning units with acoustic panels to roof and extension of metal safety balustrade. |  |                                       |  |                                  |  |                                     |  |
| <b>Recommendation(s):</b>   |  | Grant conditional 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>00</b> | No. of responses | <b>00</b> | No. of objections | <b>03</b> |
|   |   |           | No. Electronic   | <b>00</b> |                   |           |
| <b>Summary of consultation responses:</b> | <p>Site notice displayed from 09/08/2017 until 30/08/2017<br/> Press notice displayed from 10/08/2017 until 31/08/2017</p> <p>Three objections received from owner/occupiers of 30 Great James Street and 28 Great James Street with the following comments:</p> <ol style="list-style-type: none"> <li>1) There are bedrooms at the rear of Great James Street and the noise during the day will seriously impact the quality of life for the residents of Great James Street. Sound will transfer across to residents on Great James Street</li> <li>2) No reason for air conditioning, open windows instead</li> <li>3) Residents will have to put up with loud noises</li> <li>4) The building is “interesting architecture” which while not listed has considerable merit</li> <li>5) The proposed development would be detrimental to both the Emerald Street buildings and the Grade II* listed buildings in Great James Street</li> </ol> <p><u>Officer response</u></p> <ol style="list-style-type: none"> <li>1) <i>Please see section 2 below</i></li> <li>2) <i>This is not a material planning consideration and cannot form a reason for refusing the application</i></li> <li>3) <i>See section 2 below</i></li> <li>4) <i>and 5) See section 3 below</i></li> </ol> |           |                  |           |                   |           |
| <b>CAAC/ comments:</b>                    | Bloomsbury CAAC – Have no comments to make on the application   |           |                  |           |                   |           |

## Site Description

The site comprises a four-storey office building located on the east side of Emerald Street. The building is located in the Bloomsbury Conservation Area. The building is noted in the Conservation Area Appraisal and Management Strategy as making a positive contribution to the Conservation Area.

Emerald Street contains predominantly commercial buildings with the nearest residential properties are located at the rears of 32-33 Great James Street.

## Relevant History

None relevant

## Relevant policies

National Planning Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

A4 Noise and Vibration

D1 Design

D2 Heritage

CC1 Climate change mitigation

Camden Planning Guidance

CPG1 Design (2015)

CPG6 Amenity (2011)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

## Assessment

### 1.0 Proposal

1.1 Planning permission is sought for the installation of four air conditioning units with acoustic panels to the roof of 14-18 Emerald Street. The units would be located adjacent to the existing staircore and would measure 990mm x 940mm x 320mm.

1.2 It is proposed that the units be surrounded by acoustic/decorative panels with a height of 1500mm which will serve to minimise the appearance and provide noise mitigation. Also proposed is the extension of the existing safety balustrade on the roof.

1.3 The units would operate between the hours of 0700 and 2000 only.

### 2.0 Amenity impact

2.1 The Applicant has submitted a Noise Impact Assessment by Clement Acoustics. The report identifies the proposed specification of the units and that the nearest residential occupier is approximately 15 metres from the proposed air conditioning units on Great James Street. A noise survey was carried out and the results of the survey assessed against the Council's noise criteria. The Noise Impact Assessment has been reviewed by the Council's Environmental Health officer who has no objections to the development.

2.2 Concerns have been raised by neighbouring occupiers about the potential noise from the air conditioning units. The submitted noise survey has demonstrated that the proposed plant units would comply with the Council's noise requirement to be 10dB below background noise levels. The development would therefore not affect the amenity of nearby residents. A planning condition is recommended requiring the development to meet the specified noise standard. Additional conditions are requested that seek to ensure that the units are mounted with anti-vibration isolators, that the acoustic enclosure is installed prior to the use of the air conditioning units and the hours of operation limited to office hours to reduce the chance of unnecessary noise transfer for nearby residents.

2.3 As a result the proposals are in compliance with policies A1 and A4 of the Camden Local Plan.

### **3.0 Design impact**

3.1 The proposed units would be located on the roof of the building. They would not be visible from street level but would be visible from some surrounding buildings. The visual impact of the units has been designed to be minimised by the proposed location adjacent to the existing staircore and the proposed steel acoustic panels which would shield the units. Overall, the proposed air conditioning units with acoustic enclosure would not harm the character and appearance of the host building and would preserve the character of the conservation area in accordance with policies D1 and D2 of the Local Plan.

3.2 Concerns have been raised from nearby occupiers about the impact of the proposals on the listed buildings on Great James Street. The units would be located approximately 15 metres away and would be sufficiently discreetly located so that they would not have an adverse impact on the setting of the listed buildings.

3.3 There is no objection in design terms to the extension of the metal safety handrail at roof level.

3.4 As such the proposals are considered to be in accordance with policies D1 and D2 of the Local Plan.

### **4.0 Recommendation**

4.1 The proposed air conditioning units with acoustic enclosure would have no adverse impact on the character and appearance of the building and would preserve the character of the conservation area and would not affect the amenity of nearby residents, all in accordance with policies A1, A4, D1 and D2 of the Camden Local Plan.

4.2 It is recommended that planning permission be granted with conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2 October 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Mr Algis Kybartas  
AGA Projects Ltd  
77 St John's Road  
Westcliff-on-Sea  
SS0 7JY

Application Ref: **2017/4157/P**  
Please ask for: **Rachel English**  
Telephone: 020 7974 **1343**

21 September 2017

**DRAFT**

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**14-18 Emerald Street**  
**London**  
**WC1N 3QA**

**DECISION**

Proposal:

Installation of 4 x air conditioning units with acoustic panels to roof and extension of metal safety balustrade.

Drawing Nos: Site location plan, (170505-P-) 2, 3, 4, 6, 7, 8, 9, AC Unit Data Sheet, Clement Acoustics report 12414-NIA-01 dated 7th July 2017

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).

Executive Director Supporting Communities





- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, (170505-P-) 2, 3, 4, 6, 7, 8, 9, AC Unit Data Sheet, Clement Acoustics report 12414-NIA-01 dated 7th July 2017.

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

- 3 Prior to use, plant equipment and associated ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding occupiers are not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 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 nearby premises and the area generally in accordance with the requirements of policies CC1, D1 and A1 of the London Borough of Camden Local Plan 2017.

- 5 The roof plant and equipment hereby approved shall be removed from the building as soon as reasonably practicable when it is no longer required.

Reason: In order to minimize the impact on the appearance of the building and local environment in accordance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of the use of the air conditioning units, automatic time clocks shall be fitted to the equipment/machinery hereby approved, to ensure that the equipment does not operate between 2000 hrs and 0700hrs. The timer equipment shall thereafter be permanently retained and maintained and retained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the nearby occupiers and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 Before the use commences, the air-conditioning units shall be provided with the acoustic enclosure in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the neighbouring occupiers and the area generally in accordance with the requirements of policy A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Regeneration and Planning