

Delegated Report		Analysis sheet:	Expiry Date: 28/05/01
		N/A / attached	Cons. Expire: 25/05/01
Officer		Application Number	
Marian Venn		PSX0104259 LSX0104260	
Application Address		Drawing Numbers	
Sicilian House, Sicilian Avenue, WC1		1017-50-01 Unnumbered specifications for Y Series Photo montage	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
	Susan Foster	Design Surgery 01/06/01 DF	[Signature]
Proposal			
Installation of roof plant to serve 5 th floor.			
Recommendation: Approve			
Code:	Grant Planning Permission (FPC)		

Grant Listed Building Consent (LAC)



<p>Conditions or Reasons for Refusal:</p>	<ol style="list-style-type: none"> Noise levels at a point 1 metre <u>external</u> to sensitive facades are at least 5dB(A) less than the existing <u>background</u> measurement (L_{A90}), expressed in dB(A) when <u>ALL</u> plant/equipment are in operation. Where it is anticipated that <u>any</u> plant/equipment 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) special attention should be given to reducing the noise levels from <u>that piece of</u> plant/equipment at any sensitive facade to at least 10dB(A) below the L_{A90}, expressed in dB(A). For each of the octave band of centre frequencies 63Hz-8KHz inclusive, noise levels from <u>ALL</u> plant/equipment (measured in L_{Aeq}) when in operation shall at all times add not more than 1 decibel to the existing <u>background</u> noise level L_{A90}, expressed in dB(A), in the same octave band as measured 1 metre <u>external</u> to sensitive facades. <i>The</i> where <i>shall only</i> equipment/machinery are to operate within an agreed specified period: hours between 08:00 and 19:00 Monday to Friday and 08:00 and 13:00 on Saturday. <i>and</i> *Automatic time clocks shall be fitted to the equipment/machinery hereby approved, prior to commencement of the use of the units. The timer equipment shall be properly maintained and retained permanently thereafter.* 						
<p>Reasons:</p>	<ol style="list-style-type: none"> To protect existing noise levels and prevent "creep" (a rise in background noise levels) and to ensure that noise level output from all such systems does not increase existing background noise levels. To protect existing noise levels and prevent "creep" (a rise in background noise levels) and to ensure that noise level output from all such systems does not increase existing background noise levels. To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policy No. RE2 (Impact on amenity and environment) of the London Borough of Camden Unitary Development Plan 2000. 						
<p>Informatives:</p>							
<p>Consultations</p>							
<p>Adjoining Occupiers:</p>	<table border="1"> <tr> <td>No. notified</td> <td>28</td> <td>No. of responses</td> <td>00</td> <td>No. of objections</td> <td>00</td> </tr> </table>	No. notified	28	No. of responses	00	No. of objections	00
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<p>CAAC/Local groups comments:</p>	<p>Bloomsbury Conservation Area Advisory Committee The CAAC made the following comments: The committee was not clear about the proposal given the nature of the submission. More information required especially for the Listed Building</p>						
<p>Summary of consultation responses:</p>	<p>N/A</p>						

Site Description

A grade II listed building located on the southern side of Sicilian Avenue. The building forms part of a shopping parade (formerly residential) with offices constructed 1906-10. The building comprises 5 storeys being red brick with white terracotta dressings.

Relevant History

There is no relevant planning history relating to this application.

Relevant policies

London Borough of Camden unitary Development Plan 2000

RE2 (Impact on amenity and environment)

EN5 (Noise and vibration)

EN6 (Disturbance from plant and machinery)

EN19 (Amenity for occupiers and neighbours)

EN31 (Character and appearance of conservation areas)

EN39 (Use of listed buildings)

Assessment

It is proposed to install a PUY-200YMF-B Cooling unit on the western edge of the roof of Sicilian House adjacent to the existing lift shaft. There is no residential accommodation located within the immediate vicinity of the proposed unit which will measure 1715mm x 990mm x 910mm in size.

The proposal is considered acceptable in that it is not expected to have any detrimental impact upon the amenity of local residents or affect the character or appearance of the Bloomsbury Conservation Area. The unit should not be visible from any public highway, being screened on the north eastern and southern sides by a lift shaft and the adjoining building. In this regard, the proposal complies with policy No's EN19 (Amenity for occupiers and neighbours), EN31 (Character and appearance of conservation areas) and EN39 (Use of listed buildings).

The development may be appropriately conditioned to ensure that the roof plant satisfies the provisions of policy No's EN5 (Noise and vibration) and EN6 (Disturbance from plant and machinery).

Recommend planning approval.

* Listed building