

Delegated Report		Analysis sheet	Expiry Date:	15/12/2021
(Members Briefing)		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Leela Muthoora			1. 2021/4473/P 2. 2021/4542/L	
Application Address			Drawing Numbers	
94-96 Lamb's Conduit Street London WC1N 3LZ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<ol style="list-style-type: none"> 1. Installation of 2x air condensing units to roof level of public house (Sui Generis). 2. External and internal alterations for walk-in freezer at first floor level including relocation of internal door and installation of 2x air condensing units at roof level to public house (Sui Generis). 				
Recommendation(s):		<ol style="list-style-type: none"> 1. Grant conditional planning permission 2. Grant Listed building consent 		
Application Type:		<ol style="list-style-type: none"> 1. Full Planning Permission 2. Listed building consent 		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>A site notice was displayed near to the site on the 12/11/2021 (consultation end date 06/12/2021).</p> <p>The development was also advertised in the local press on the 11/11/2021 (consultation end date 05/12/2021).</p>			
Adjoining Occupiers:	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>Letters of objection were submitted from the occupier of Flat 13, 4 Guilford Place. Their objection comment can be summarised as follows:</p> <ul style="list-style-type: none"> (1) Lack of consultation by site notice and not by individual letters. (2) No information regarding proposal (3) Missed the statutory consultation deadline. (4) Impact of noise from proposed units (5) Impact of noise from two existing units to the rear and front of the building. (6) Impact of noise from neighbouring plant equipment and construction works <p><u>Officer's response:</u></p> <p>(1) Please see section 'summary of consultation' of the report. The site notice was displayed and viewed by the neighbour, which led to comments being made. The Council has met its statutory consultation requirements as set out in the Statement of Community Involvement 2016.</p> <p>(2) The application documents were published on the Council's website. The site notice displayed states 'See the plans / make a comment: www.camden.gov.uk/viewplans'</p> <p>(3) The comments were received and considered during the assessment of the proposal.</p> <p>(4) Please see section 4.2 to 4.5 of the report.</p> <p>(5) The application relates to the proposed roof top units only. Any additional units not shown on the drawings do not form part of this application and would require planning permission.</p> <p>(6) The neighbouring construction is outside of the scope of this application.</p>			
CAAC/Local groups comments:	<p>A letter of objection was received on behalf of the Bloomsbury CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> (1) CAAC concerned the acoustic screen does not entirely surround the units. (2) Noise impact on residents of Guilford Place and Rokeby House. (3) Rear elevation illustrates flues as external works. <p><u>Officer's response:</u></p> <p>(1-2) Please see section 4.2 to 4.5 of the report</p> <p>(3) The flues illustrated on the rear elevation are installed internally. This is annotated on the drawing. Please see section 3.2 of the report</p> <p>A letter of objection was received on behalf of the Rugby & Harpur Residents Association. Their objection comments can be summarised as follows:</p>			

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| | <ul style="list-style-type: none">(4) Noise impact on residents of Rokeby House.(5) Rokeby House already affected by high levels of noise from the pubs existing condensers and fans.(6) Noise assessment report and manufacturers details refer to different equipment.(7) Baseline noise levels should be recorded at ground level.(8) The installation should be offset by solar panels <p><u>Officer's response:</u></p> <p><i>(4) Please see section 4.2 to 4.5 of the report</i></p> <p><i>(5) The application relates to the proposed roof top units only. Any additional units not shown on the drawings do not form part of this application and would require planning permission.</i></p> <p><i>(6-7) The noise levels are equivalent. Please see section 4.2 to 4.5 of the report</i></p> <p><i>(7) Solar panels are not proposed and it is not reasonable to require them as part of this application.</i></p> |
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Officer's response:

(4) Please see section 4.2 to 4.5 of the report

(5) The application relates to the proposed roof top units only. Any additional units not shown on the drawings do not form part of this application and would require planning permission.

(6-7) The noise levels are equivalent. Please see section 4.2 to 4.5 of the report

(7) Solar panels are not proposed and it is not reasonable to require them as part of this application.

Site Description

The application site refers to a four-storey plus cellar public house with associated accommodation above, located on the eastern side of the road. The frontage of the building is likely to be mid or late-Georgian but references to the pub are first mentioned in 1731.

The building is statutorily listed Grade II and situated within the Bloomsbury Conservation Area.

The building is characteristic of the local area, which is a mix of land uses with continuous building frontages. The ground floor frontage of the site is defined as a shopfront of merit contributing to the character of the CA by the Bloomsbury Conservation Area Appraisal and Management Strategy (2011).

Relevant History

The planning history for the application site can be summarised as follows:

2021/2639/P and 2021/1913/L for 'Installation of 2x air condensing units to rear first floor level to public house.' Withdrawn following officer advice 24/08/2021

2016/3244/L: 'Removal of disused extract duct systems; Replacement bar servery to first floor function room; Repositioning the ground floor end bar counter; Overhauling of wall cladding; Removal of high level boxing in snug bar area and general restoration and redecoration works.' Listed building consent was granted on the 21/06/2016

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** - Managing the impact of development
- **A4** - Noise and vibration
- **D1** - Design
- **D2** - Heritage
- **CC1** - Climate change mitigation
- **CC2** - Adapting to climate change

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Energy efficiency and adaptation (2021)

Conservation Statements:

- Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. The proposal

- 1.1. Planning permission is sought for the installation of two air condenser units to the roof of the public house to the rear existing roof access enclosure. The units would measure approximately 1.03m (w) x 0.44m (d) x 0.7m (h) and 1.09m (w) 0.465m (d) x 0.69m (h).
- 1.2. An acoustic screen would be positioned to the east of the units and would measure approximately 1.2m (w) x 0.2m (d) x 1.2m (h) and would be in RAL 7040 'Gun Metal Grey'.
- 1.3. Internal works consist of relocation of partition doors to cold rooms at first floor level. Installation of services positioned at high level first floor and second floor, exiting the building at roof level at the proposed location of units.

2. Assessment

- 2.1. The principal considerations material to the determination of this application are as follows:
 - The visual impact upon the character and appearance of the host property, street scene, local area and the Bloomsbury Conservation Area (Design and Conservation)
 - The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)
 - The impacts caused by energy consumption upon carbon dioxide emissions and micro-climate (Energy and sustainability)

3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.
- 3.2. The Bloomsbury Conservation Area Appraisal and Management Strategy (2011) advises the need for plant and servicing may have implications for the character and appearance of the area. Owners will be encouraged to keep listed buildings occupied and in an appropriate use, and the most appropriate use will be to retain a listed building in its original use.
- 3.3. The proposed freestanding air condenser two units would be installed at roof level. The existing roof is non-original flat structure with a modern stair enclosure at the rear. The equipment and acoustic enclosure would only be visible in front views from the 4th floor windows of Camelia Botnar House, 83 Lamb's Conduit Street. This view would be on the opposite side of the road, approximately 30m away, where the condenser would be visible against the much larger and bulkier existing stair enclosure. They would not be visible from ground level.
- 3.4. The two units would serve a walk in cold room at first floor level for cold storage purposes for the public house located at ground and first floor level. The internal alterations consist of relocating the door to the existing first floor office and cold store and installation of services positioned internally at high level first floor and second floor, to exit the building at roof level at the proposed location of units. The existing first floor office is already subdivided with modern partitions and the proposed alterations would not significantly affect this arrangement or the appreciation of this space. The pipework to the external condensers will be run through small services rooms off the main staircase. These spaces already contain some of the building's services so the addition of more pipework in this space will not affect the special interest of the building.

3.5. Subject to the recommended conditions, it is considered that the proposed condensers would not cause a detrimental impact upon the character and appearance of the host property and would preserve both the special interest of the listed building and the character and appearance of the conservation area. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Residential Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 4.2. The units would be installed at roof level, approximately 2.5m to the nearest boundary wall to the north at Guilford Place and approximately 5m to the boundary wall to the south with Rokeby House. The existing stair enclosure forms an L-shape to the rear of the roof at the north-east, closest to Guilford Place. The proposed acoustic screen would form part of the enclosure to the south-east.
- 4.3. A Noise Impact Assessment has been submitted to evaluate the potential noise impact of the proposed mechanical plant at the closest existing residential receptors. The report has been reviewed by the Councils' Environmental Health Officer. Appropriate noise guidelines have been followed within the report such as Noise Policy Statement for England, National Planning Policy Framework (NPPF), Planning Practice Guidance on Noise, Camden Council's Local Plan, version June 2017 and using BS 4142:2014 methodology. Based on the results of the submitted noise assessment, the noise limits for the new plant have been adequately calculated.
- 4.4. The Environmental Health Officer has confirmed the units would not have a negative impact on the amenity of residential receivers in respect to noise, provided that plant is designed as specified in the submitted assessment reports. The worst affected receptors are located to the rear of the site at a distance of approximately 12m and completely screened from the proposed plant. Operational noise emission limits have been adequately predicted at the identified receptors taking into consideration distance losses, surface acoustic reflections and, where applicable, screening provided by the building.
- 4.5. As additional safeguarding measures, the approval includes two conditions to ensure that these noise standards are met. The conditions will require compliance with the Council's noise limits and require anti-vibration isolators to be installed prior to use. With these conditions in place, it is not considered there would be an adverse impact on the adjacent residential occupiers.
- 4.6. As such, the proposal is not considered to have any adverse impact on the amenity of residential occupiers in terms of increased noise, or any loss of privacy, daylight, sunlight and outlook and complies with local plan policies A1 and A4.

5. Energy and Sustainability

- 5.1. In accordance with CC2 (Adapting to climate change) and CPG (Energy Efficiency and Adaptation), the Council discourages active cooling and excessive mechanical plant. In addition to increasing the demand for energy, air conditioning and plant equipment expel heat from a building making the local micro-climate hotter.
- 5.2. Where active cooling is unavoidable, applicants need to identify the cooling requirement and provide details of the efficiency of the system. The proposal for walk-in cold storage to replace stand-alone fridges and freezers, requires mechanical cooling. Design led or passive measures

as suggested by the cooling hierarchy would not achieve the level of cooling required for cold storage, and would result in substantial intervention to the existing building than is proposed. In this particular instance, the proposals have a limited impact on the fabric of the listed building, and they are considered to appropriately justify and demonstrate the need for cooling in accordance with the relevant Council policies and guidance relating to energy efficiency and adaptation.

6. Recommendation

6.1. Grant conditional Planning Permission

6.2. Grant conditional Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th April 2022, 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 and search for 'Members Briefing'.