

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY THE EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

PLANNING & CONSERVATION COMMITTEE
PLANNING SERVICES COMMITTEE
MEMBERS PANEL

APP NO. PP/00/02915
AGENDA NO.

ADDRESS/SUBJECT OF REPORT:

Biochemistry
Building, Imperial
Institute Road,
London, S.W.7

APPLICATION DATED 19/12/2000

APPLICATION REVISED

APPLICATION COMPLETE 20/12/2000

APPLICANT/AGENT ADDRESS:

Architects
Co-Partnershi
Ltd.,
Northaw House,
Coopers Lane,
Northaw, Hertfordshire,
EN6 4PS

CONS. AREA Queen's Gate CAPS Yes

ARTICLE '4' No WARD Brompton

LISTED BUILDING NO

HBMC DIRECTION

CONSULTED OBJ.

SUPPORT PET.

RECOMMENDED PROPOSAL:

RBK& C DRAWING NO(S):

RECOMMENDED DECISION:

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

ROYAL BOROUGH OF KENSINGTON & CHELSEA

REPORT BY EXECUTIVE DIRECTOR, PLANNING & CONSERVATION

APP NO.PP/00/02915/MNW

MEMBERS' PANEL

ADDRESS

Biochemistry Building,
Imperial Institute Road,
London, S.W.7

APPLICATION DATED 19/12/2000

APPLICATION COMPLETE 20/12/2000

APPLICATION REVISED 18/01/2001

APPLICANT/AGENT ADDRESS:

Architects
Co-Partnership
Ltd.,
Northaw House,
Coopers Lane,
Northaw, Hertfordshire,
EN6 4PS

CONSERVATION AREA Queen's
Gate

CAPS Yes

DELEGATED
ARTICLE 4
APPROVAL

24 APR 2001

WARD Brompton

LISTED BUILDING NO

HBMC DIRECTION N/A

CONSULTED 35

OBJECTIONS 1

SUPPORT 0

PETITION 0

Applicant Imperial College of Science

PROPOSAL:

Installation of roof mounted engineering services plant/equipment and construction of horizontal and vertical ducting to south elevation of the building for a period of 3 years.

RBK&C Drawing No(s): PP/00/02915 and PP/00/02915/A

Applicant's Drawing No(s): 3407 (0) 001 Revision A, 3407 (0) 002 Revision A, 3407 (0) 005 Revision A, 3407 (0) 006 Revision A, 3407 (0) 007 Revision A, 3407 (0) 003 Revision B, 3407(0)008 Revision B, 3407(0)009 Revision B, 3407 (0)010 Revision B

RECOMMENDED DECISION:

Grant planning permission

CONDITIONS/REASONS FOR THE IMPOSITION OF CONDITIONS:

1. **The plant and ductwork hereby permitted shall be retained for a limited period only until 01/05/2004 on or before which date the plant and ductwork shall be removed, and the building restored to its former condition. (C003)**
Reason - The plant and ductwork is permitted for a limited period only because of the special circumstances of the case. (R003)
2. **The air conditioning units hereby permitted shall not be operated until such time as the Executive Director, Planning and Conservation, in consultation with the Director of Environmental Health, is satisfied that they have been attenuated to ensure that during their operation they shall operate at no more than 2dB (A) above the lowest background level when measured one metre from the facade of the nearest residential property. This shall be approved in writing by the Executive Director, Planning and Conservation, and such attenuation shall be maintained thereafter, and the units shall be serviced regularly in accordance with manufacturer's instructions, or as necessary to ensure that the requirements of the condition are met. (C57b)**
Reason - To safeguard the amenity of the neighbouring property.
3. **The development hereby permitted shall be carried out exactly and only in accordance with the drawings and other particulars forming part of the permission and there shall be no variation therefrom without the prior written approval of the Local Planning Authority. (C068)**
Reason - The details are considered to be material to the acceptability of the proposals, and for safeguarding the amenity of the area. (R068)
4. **Detailed drawings or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:**

(a) colour and finish to service ducts and plant. (C208)
Reason - To preserve and enhance the character and appearance of the Conservation Area.

INFORMATIVES

1. I01
2. I10
3. I21
4. I38

1.0 SITE

- 1.1 The application relates to the Biochemistry Building, Imperial College. The building lies within the south western corner of the campus, lying to the east of Nos. 167 and 169 Queen's Gate and to the north of the Welcome Wing of the Science Museum. The property consists of eight floors.
- 1.2 The application lies within the Queen's Gate Conservation Area.

2.0 PROPOSAL

- 2.1 Planning permission is sought for the installation of temporary roof mounted engineering services and associated service ducts running up the southern elevation of the property for a period of three years.

3.0 RELEVANT PLANNING HISTORY

- 3.1 Planning permission was granted on 20th June 2000 subject to a Section 106 Agreement for the installation of roof mounted engineering services/ plant equipment and the construction of associated screening and vertical service ducts; and the removal of condenser unit, its protective steel cage and associated duct at the north west corner of the property. The Section 106 Agreement was to ensure that the condenser unit, its protective cage and associated duct was removed within one calendar month of the completed installation of the plant.

4.0 RELEVANT PLANNING CONSIDERATIONS

- 4.1 This current planning application is for temporary plant and follows the previous full planning permission for more comprehensive roof top plant and duct towers (subject to a section 106 Agreement). The applicant has explained that the opportunity for the college to raise additional funding has been identified which would allow the College to reappraise both the infrastructure and fabric of the Biochemistry building. The previously approved works have therefore been put on hold until the available finance has been established but in order to service the internal refurbishment currently underway at ground and first floor level it is necessary to install a minimum of plant and ductwork. Permission is sought for this temporary plant for a period of three years.
- 4.2 The main issues for consideration relate to, firstly, the impact that the proposals may have upon the character and appearance of the property and on the surrounding Conservation Area, and secondly, the impact that the proposals may have upon the amenity of the occupiers of the neighbouring properties.
- 4.2 The relevant policies for consideration are as follows:
- CD25 (High standard of design)
 - CD34 (Noise nuisance)
 - CD48 (Preserving and enhancing the character of Conservation Areas)

- CD52 (Preserving and enhancing the character of Conservation Areas)
- CD53 (High standard of design within Conservation Areas)

- 4.3 The proposed plant will affect the character of the roof and rear/ southern elevation of one of the larger buildings within Imperial College. The proposed plant is necessarily large scale in nature, in order to serve the needs of the building. Since the plant is a temporary installation it is not proposed to screen it, however, it is considered that the visibility of the plant will be largely restricted to views of the rear elevation of the property from Queen's Gate, and from Armstrong Road, the service road within Imperial College, lying immediately to the west of the building. The impact of the plant from Queen's Gate will be further reduced when the "Queens Gate Building" of the Science Museum is built in the near future. Therefore, it is considered that the proposed plant and ducting will not have such a detrimental impact on the character of the surrounding Conservation Area as to merit a recommendation for refusal.
- 4.4 The proposed plant is not considered to have an implication on the amenity of the neighbouring occupiers. The plant will lie some distance from the nearest residential properties, Nos. 167 and 169 Queen's Gate. A condition is recommended to ensure that the Executive Director, Planning and Conservation, in consultation with the Director of Environmental Health, are satisfied that no noise nuisance will result. Therefore, the proposal is also considered to comply with Policy CD34 of the UDP.

5.0 PUBLIC CONSULTATIONS

- 5.1 Thirty three adjoining occupiers have been consulted in Queen's Gate and in the Science and History Museums.
- 5.2 An occupier of No. 169 Queen's Gate has requested that the use of the plant should not result in any noise nuisance, particularly during the early hours of the morning.

The condition requiring that the units shall not operate at more than 2dB(A) above the lowest background level when measured one metre from the facade of the nearest residential property will ensure that no noise nuisance will occur.

6.0 RECOMMENDATION

- 6.1 Grant planning permission for a temporary period of three years.

M.J. FRENCH
EXECUTIVE DIRECTOR, PLANNING AND CONSERVATION