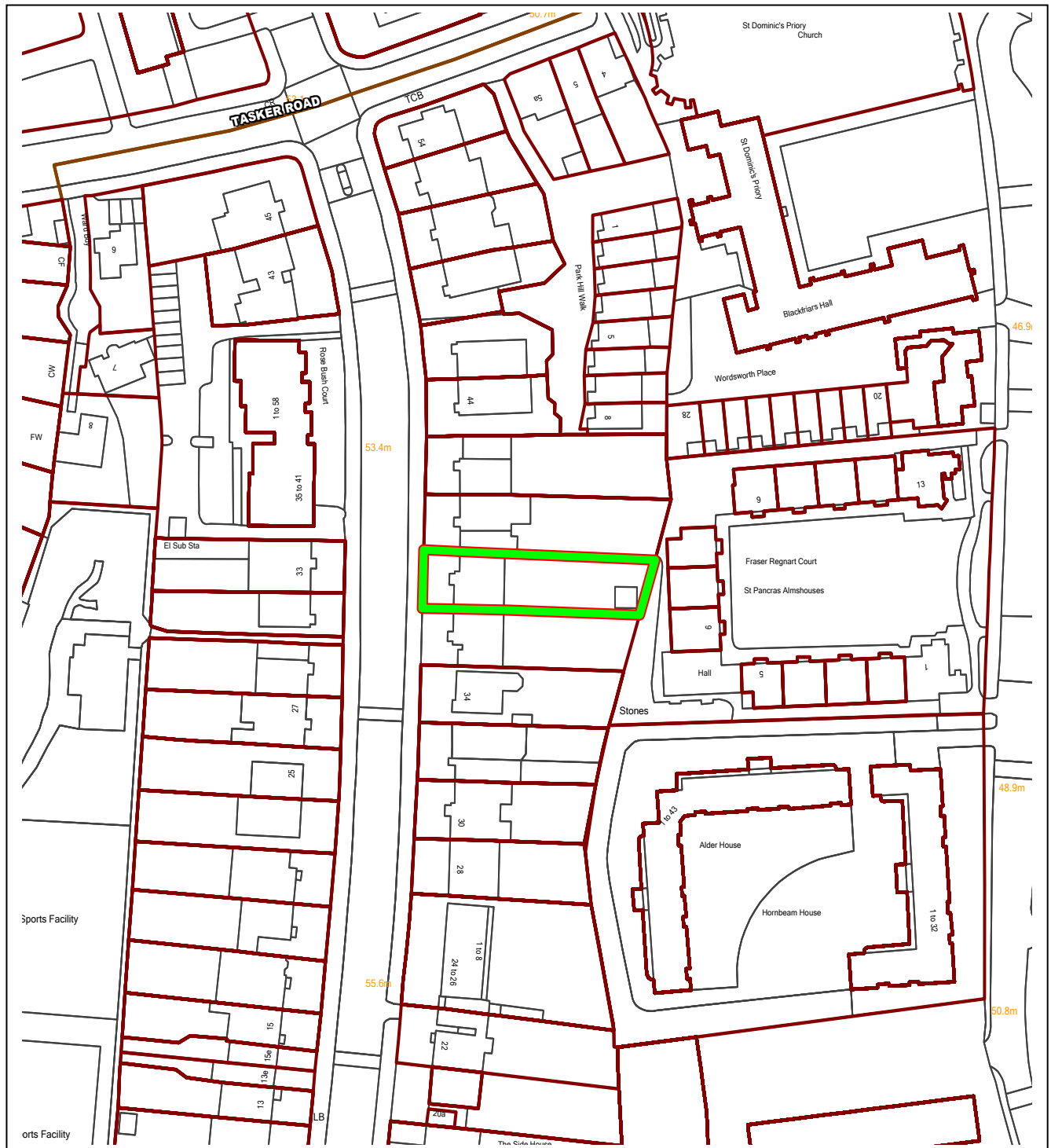


2022/3677/P – 36-38 Parkhill Road, London, NW3 2YP



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Photo Document for 2022/3677/P – 36-38 Parkhill, London, NW3 2YP

Photos showing front of property and existing condenser



STREET VIEW FRONT- EXISTING CONDENSER LOCATION AS VISIBLE FROM THE PAVING ON OTHER SIDE OF THE STREET ALMOST NOT VISIBLE



STREET VIEW FRONT- EXISTING CONDENSER LOCATION AS VISIBLE FROM THE ROAD



EXISTING CONDENSER LOCATION AS VISIBLE FROM THE STREET PEDESTRIAN EYE-LEVEL



Photos showing rear elevation of property



1 REAR ELEVATION showing side extension
EXISTING CONDENSER - VIEW FROM GARDEN

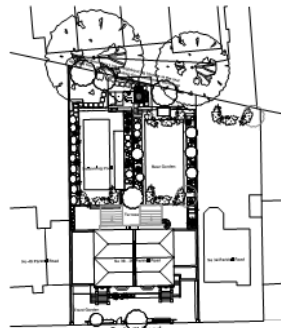


2 REAR ELEVATION - EXISTING CONDENSER -
VIEW FROM NEIGHBOURING GARDEN

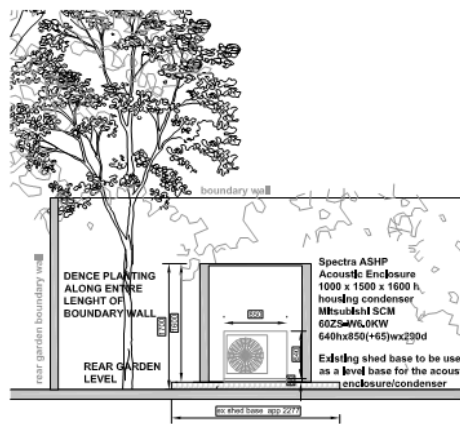


3 REAR ELEVATION - VIEW FROM GARDEN

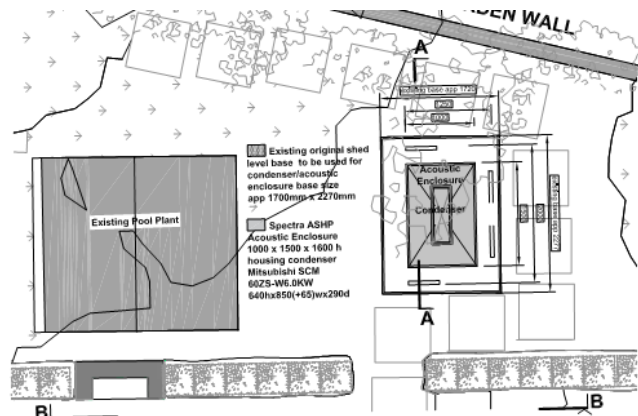
Location, Plan and Elevation Drawing of proposed condenser unit



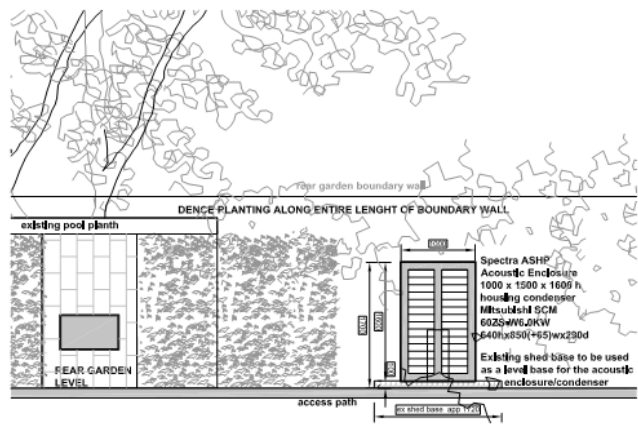
Site Plan
401
N/S



Section A - A
401
1:25 @A1



Plan
401
1:25 @A1



Section B - B
401
1:25 @A1

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	06/12/2022
		N/A / attached		Consultation Expiry Date:	21/11/2022
Officer			Application Number(s)		
Ewan Campbell			2022/3677/P		
Application Address			Drawing Numbers		
36-38 Parkhill Road London Camden NW3 2YP			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of a single condenser unit and acoustic enclosure within the rear garden					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	02	No. of objections	02
Summary of consultation responses:	A site notice was displayed on 14/10/2022 and expired 07/11/2022. A press notice was advertised on 20/10/2022 and expired on 13/11/2022 No comments were received from neighbouring occupiers.			
Parkhill/Upper Park Committee (CAAC) comments:	In response to the proposal, the Belsize CAAC objected on the following grounds: <ul style="list-style-type: none">The unit is unacceptable in a domestic situation, it would be harmful to the environmentEnclosure details should be provided <i>Officer response: sustainability and design issues are discussed below in sections 3 and 5.</i>			
Belsize Society Comments	An objection was raised from the Belsize Society. Concerns include: <ul style="list-style-type: none">Already existing air condenser at propertyNoise impact assessment was carried out when the other condenser was not operational <i>Officer Response: an overheating assessment was carried out at the property and our environmental health officers have assessed the application in relation to the NIA. Please see sections 4 and 5 in relation to these issues.</i>			
Site Description				
The site is located at the Haverstock Hill end of Parkhill Road, within the boundary of London Borough of Camden. The property is situated within the Parkhill and Upper Park Conservation Area. The property is not listed but makes a positive contribution to the character of the area. The existing house is composed of two adjoining Victorian houses that have been combined to make a single family home. The rear garden is divided into two distinct areas, as per the original layout of the two houses, allowing for a formal garden and pool area. The surrounding area is made up of similar Victorian house, interrupted with mid-20 th Century developments.				
Relevant History				
36-38 Parkhill Road 2022/1806/P -Replacement of the existing glazing at lower ground floor rear elevation, new external staircase connecting garden with ground floor balcony at the rear of the property, installation of retractable pergolas over existing terrace. Granted 19/08/2023				

Relevant policies

National Planning Policy Framework (2021)

London Plan (2021)

Camden Local Plan (2017)

A1 Managing the impact of development

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 Adaption (2021)

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Proposal

1.1 Planning permission is sought for the following:

- Installation of a single condenser unit onto side elevation on 1st floor of the property
- Installation of acoustic enclosure for condenser unit measuring 1.0m in width, 1.6m in height and 1.5m in depth. The proposed acoustic enclosure would be constructed in non-traditional materials.

2. Assessment

2.1 The main material planning issues for consideration are:

- Design and heritage
- Neighbour amenity
- Sustainability

3. Design and heritage

3.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.2 The application is located in Parkhill/Upper Park Conservation Area and is part of the nineteenth century London suburb of Belsize, running along the east side of Haverstock Hill. The area is defined by the busy, urban nature of Haverstock Hill and the quiet residential streets that branch from it. The quality of the landscape is defined by the hilly topography, the mature trees and the tranche of back gardens behind the houses lining the streets, a typical characteristic of 19th century residential areas.

3.3 The new air condenser unit and acoustic enclosure is appropriately located within the rear of the garden and next to other plant equipment for the swimming pool which is unrelated to this application. Despite being constructed with modern, non-traditional materials, the unit and

enclosure are of small scale, will only be seen from private views from the rear of the properties on Parkhill and therefore will have a very limited impact on the character of the site or Conservation area.

- 3.4 Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Neighbouring amenity

- 4.1 Camden Local Plan policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy, outlook, noise and vibration. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.
- 4.2 Given the nature and small scale of the unit and enclosure loss of outlook, privacy, increased sense of enclosure or daylight/sunlight are not considered significant.
- 4.3 In relation to the plant equipment, a noise assessment has been submitted in support of the application. Appropriate noise guidelines have been followed within the Plant Noise Assessment which has been submitted. The Council's Environmental Health Officer has noted that the submitted information sets out satisfactory noise criteria and noise mitigation in the guise of acoustic enclosures around the plant for the proposed installation. As such, there are no objections to the application in terms of noise subject to the attachment of conditions to ensure the control of noise emissions and the provision of anti-vibration measures are to be attached.

5. Sustainability

- 5.1 Policy CC1 (Climate Change Mitigation) requires all development stop minimise the effects of climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. This will be done through promoting zero carbon development, reach London Plan targets and support and encourage energy efficiency improvements to existing building.
- 5.2 In accordance with CC2 (Adapting to climate change) the policy discourages active cooling and air conditioning and air conditioning units will only be permitted where thermal modelling demonstrates that a clear need for it after all preferred measures are incorporated in line with the London Plan cooling hierarchy. In addition, passive measures should be considered first. If active cooling is unavoidable, applicants need to identify the cooling requirement and provide details of the efficiency of the system.
- 5.3 The following measures that should be considered prior to active cooling are as follows:
1. Water based cooling systems reduce the need for air conditioning by running cold water through pipes in the floor and/or ceiling to cool the air;
 2. Evaporation cooling could also be investigated, this cools air through the simple evaporation of water.
 3. Ground source cooling. Ground source cooling is provided by a 'ground source heat pump' in the summer the ground stays cooler than the air and the difference in temperature can be harnessed for cooling.
 4. Exposed concrete slabs can provide natural cooling. This leaves internal thermal mass (concrete slabs, stone or masonry which form part of the construction) inside a building exposed so that it can absorb excess heat in the day and slowly release it at night, and;
 5. Developments could adopt a natural 'stack effect' which draws cool air from lower levels whilst releasing hot air.

5.4 The applicant has submitted a cooling hierarchy with justification for the installation of the air conditioning unit. The proposed air conditioning condenser unit would be located to the rear of the property in the garden. The unit would not be visible in any public views and as such, would not harm the character or appearance of surrounding conservation area. The Council's Environmental Health Officer has reviewed the submitted noise report and has confirmed that the proposed air conditioning unit would be acceptable, with sufficient noise mitigation as required for the installation.

5.5 As such, the proposed development is in general accordance with policies A1, A4, CC1, CC2, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

6. Recommendation: Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th July 2023 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'.

Application ref: 2022/3677/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 6 July 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

KSR Architects
14 Greenland Street
Camden
London
NW1 0ND
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**36-38
Parkhill Road
London
NW3 2YP**

DECISION

Proposal:

Installation of a single condenser unit and acoustic enclosure within the rear garden

Drawing Nos: 21043-X-001 (Rev -), 21043-EX-300 (Rev P), 21043-EX-301 (Rev P), 21043-P-010 (Rev P), 21043-P-010A (Rev -), 21043-P-110A (Rev P), 21043-P-200 A (Rev P), 21043-P-300 (Rev P), 21043-P-301A (Rev P), 21043-P-401, Noise Impact Assessment (26/06/2023), Overheating Report (06.03.2023 Rev 01)

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).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

21043-X-001 (Rev -), 21043-EX-300 (Rev P), 21043-EX-301 (Rev P), 21043-P-010 (Rev P), 21043-P-010A (Rev -), 21043-P-110A (Rev P), 21043-P-200 A (Rev P), 21043-P-300 (Rev P), 21043-P-301A (Rev P), 21043-P-401, Noise Impact Assessment (26/06/2023), Overheating Report (06.03.2023 Rev 01)

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with any specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment 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 premises is not adversely affected by vibration in accordance with the requirements of policies 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and

authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

DRAFT

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

DECISION

Chief Planning Officer