

PLANNING AND HERITAGE STATEMENT

ADL Planning Pty Ltd
Planning For Better

2 Ainger Road, London, NW3 3AR

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Planning and Heritage Statement to accompany an application for the provision of an ASHP within an acoustic enclosure at lower ground floor level beneath the existing bin store at 2 Ainger Road



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Introduction

This statement has been produced to accompany an application for planning permission for the provision of an Air Source Heat Pump within an acoustic enclosure at lower ground floor level beneath an existing bin store at 2 Ainger Road.

It is considered that the proposal is a discreet addition that improves the sustainability of the dwelling which would preserve the character and appearance of the parent building, the street scene of the terrace of which the application site forms a part whilst not resulting in any detriment to the residential amenity of the surrounding occupiers.

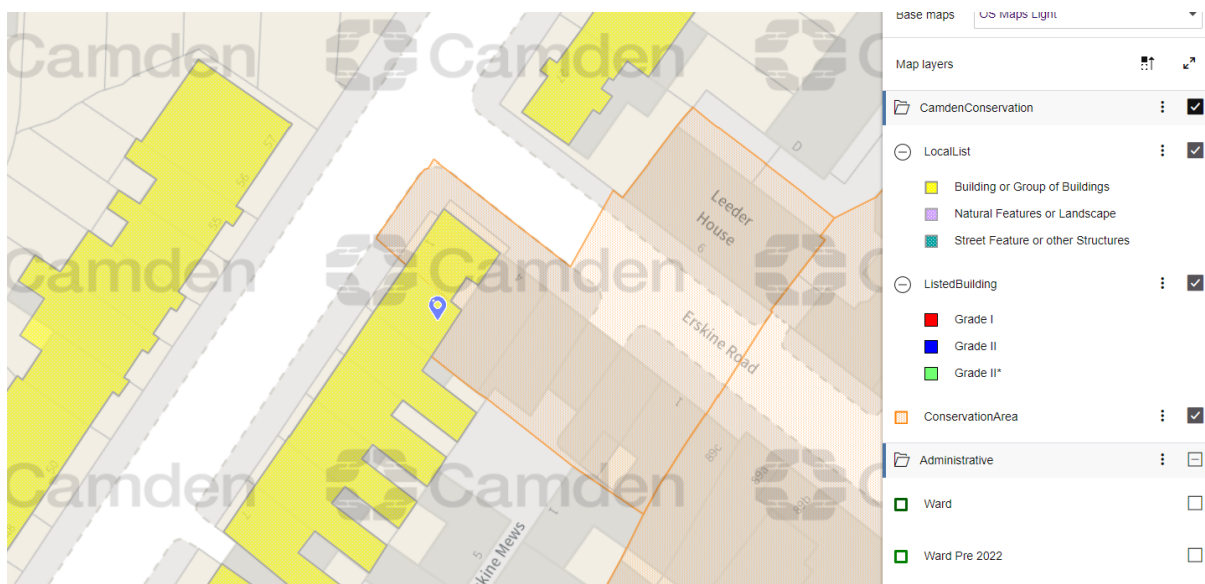
Application Site

The application site is a five storey, single family, terraced dwellinghouse located on the east side of the street.

To the left of the front door is an existing bin store platform. This platform will be extended slightly and the ASHP located beneath it within a purpose-built enclosure with a louvred elevation.

All other properties along the terrace have had their original front lightwells completely infilled.

The property is noted on the Council's website as being located within the Primrose Hill Conservation Area. However, on the GIS map associated with that allocation, the application site is outside the boundary as illustrated below. Furthermore, the Conservation Area Statement for Primrose Hill excludes all buildings except 1 Ainger Road from the boundary of the area. As such, it is concluded that the application site sits outside the conservation area although as the application site is adjacent to the conservation area, an assessment of the area is provided.



The application site is not a statutorily listed building. It is on the Council's local list.

The Proposal

Planning permission is sought for the provision of an ASHP within a purpose-built acoustic enclosure at lower ground floor level. The ASHP would be located underneath an existing bin store platform.

The bin store platform would be extended slightly with a new railing erected to its edge to match the existing arrangement.

At lower ground floor level, the acoustic enclosure would infill the space beneath the bin store platform with a louvred elevation returning to the front lightwell.

Description of Significance

The application site is located directly adjacent to the Primrose Hill conservation area. The Council has produced a Conservation Area Statement which was adopted in 2001.

Section 72 of the Planning (Listed Buildings and Conservation) Act 1990 requires particular attention to be paid to preserving and enhancing the character and appearance of a conservation area.

Conservation (for heritage policy) is defined within the National Planning Policy Framework as *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance"*.

Heritage assets are defined as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

Significance is defined within the NPPF as *"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting"*.

The application site is situated directly adjacent to the boundary of sub-area 3 of the conservation area; Regent's Park Road North. No.1 Ainger Road is within the conservation area and the application site shares a party wall with the building.

Although not within the conservation area, the application site is on the Council's local list along with nos. 1-29, 30-45 and 46-57 Ainger Road. The buildings are included on the list as *"later 19th century terraced house on both sides of the street. High degree of consistency including at roof level. Creates striking uniformity to the townscape"*.

Whilst the local list notes the uniformity of the terrace, no.2 is the only building that retains its open lightwell. All other properties in the terrace have completely infilled this space.

The current proposal seeks to infill just the area underneath the bin store, which in itself is unique to no.2 as a cantilevered element. The majority of the lightwell will be retained and given

the minimal projection of the space, there will only be oblique views down to the newly provided louvred door.

The original character of the dwelling would be retained with just the small area beneath the bin store infilled. As this area is limited in its views as a result of the bin store platform, the minimal infilling, is considered to preserve the character and appearance of the parent building, the wider street scene and views of the house from the adjacent conservation area.

Planning Considerations

The relevant planning policies are contained within Camden's Local Plan. The following policies are considered relevant to the consideration of these proposals:

A1 – Managing the impact of development

A4 – Noise and vibration

D1 – Design

D2 – Heritage

CC1 – Climate change mitigation

Also of consideration are the adopted SPDs on Home Improvements, Amenity and Design and Energy efficiency and adaption. The proposals have been designed to align with the advice within these documents.

The proposal seeks to improve the energy efficiency of the dwelling whilst minimising the visual appearance of the works upon the character and appearance of the building and the wider street scene.

The area under the existing entrance steps and beneath the existing cantilevered bin store platform serves no meaningful purpose to the dwelling and as such, its use to house a more energy efficient way to heat the building is considered to align with adopted development plan policies.

The unit will be sited beneath the bin platform so all street level views to the dwelling will remain largely as existing. The infilling of the area at lower ground floor level will be undertaken by creating a louvred elevation returning to the lightwell. The louvre will be painted white to match the adjacent walls. This will be visible in oblique views down into the space from street level but will read very much as a service level which is what the lower ground floor historically is. The character of this space will be retained.

The application is accompanied by an Acoustic Report that has assessed the background noise levels for the area and the proposed specification of the ASHP. The Report concludes that the unit can be sited within the enclosure and not result in any detriment to the amenity of neighbouring properties in accordance with the requirements of Policy A4 of the Local Plan.

The Report recommends that the ASHP is sited within an acoustic enclosure with an attenuator above as noted on the submitted Sections. Subject to all these measures being implemented, the unit will not result in any detriment to amenity in accordance with Policy A1 of the Local Plan.

Conclusion

Planning permission is sought for the provision of an ASHP at lower ground floor level beneath the existing bin platform. The ASHP will be sited within an acoustic enclosure.

The infilling of the space underneath the bin store for the purpose of improving the energy efficiency of the dwellinghouse is considered a subordinate and compatible form of development that aligns with the Council's aims of managing and reducing the impact of climate change whilst also protecting the amenity of the locality and the character and appearance of the parent building and the street scene.

It is considered that the proposal accords with adopted Local Plan policies and the detailed guidance provided in the Council's Supplementary Planning Documents, House Improvements and Energy Efficiency. The proposal will not result in significant or unacceptable impacts to the residential amenity of the surrounding properties in accordance with Policy A1 of the Local Plan.

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