

# 12 Grange Gardens, NW3 7XG

## Planning Statement

1080 AL(00)1010 Rev 01    November 2024

# 1 Introduction

1.1 Chiswick Architecture Studio has been instructed by Uzain Holdings Limited to produce and submit a Householder Application for:

*'The retention of x3 external air conditioning units to the rear and side of the existing dwelling house'*

1.2 This planning statement is accompanied by:

A set of as existing plans

Energy Statement and Overheating Analysis

Acoustic report

Medical statement for the occupant

Application form

1.3 The application has been prepared following the enforcement case ref. EN214/0504 being raised with correspondence dated 30<sup>th</sup> August 2024. Enforcement officer, Joshua Cheng was subsequently invited to visit the property and it was agreed that a retrospective application for the retention of the units would be submitted by end November 2024.

## 2 Site

2.1 The application site is located to the East of Grange Gardens, a private road off of Templewood Avenue. It is believed that the properties of Grange Gardens were constructed circa 1981 and designed by modernist Architect Ted Levy.

2.2 The application site is not within a conservation area and is not listed.

2.3 The property of 12 Grange Gardens sits within a sloping site and comprises a two storey building with basement garage. The dwelling contains 4 bedrooms, a study, two reception rooms, a dining room, kitchen and garden room. The layout is of individual rooms and not open plan. The facades are of facing brickwork with large glazed areas and pitched roofs.



Application site within the context of Grange Gardens

## 3 Planning History

3.1 The following provides a planning history of the site:

Ref. 8991156  
Date. 01.12.1989

Advice on Oak at site of property  
Agree to pruning trees

Ref. TP9607010  
Date. 23.10.1996

Crown reduction of 1x Beech and 1x Lime  
Approved

Ref. 2014/0466/P  
Date. 31.01.2014

Erection of rear ground floor infill extension  
Granted

# 4 The Proposals

- 4.1 This application is for the retention on 3no. External air conditioning units. The combination of large areas of glazing, mostly single aspect rooms and building orientation have lead to overheating issues within parts of the property.
- 4.2 The Energy Statement and Overheating analysis have concluded that other methods to deal with overheating would either not be feasible or would be ineffective.
- 4.3 One of the occupants suffers from a respiratory medical condition. Doctor's advice is to utilise air conditioning to help treat the condition's symptoms. Further details of this are provided in a fuller description of her condition in the accompanying letter from her doctor. The units have therefore been located in rooms which overheat and where she spends long periods of time.
- 4.4 The plant units (details of which can be found in the environmental report) are located:

AC1 - mounted at high level ground floor on the flank wall (west)

AC2 - mounted at high level ground floor on the rear facade

AC3 - mounted on the ground floor flat roof to the rear of the property.

Photos of the units and locations on plan are shown below and overleaf. Their positions have been determined so as to be discreet visually and to avoid issues with noise for neighbouring residents.



Dwelling house of 12 Grange Gardens



AC1

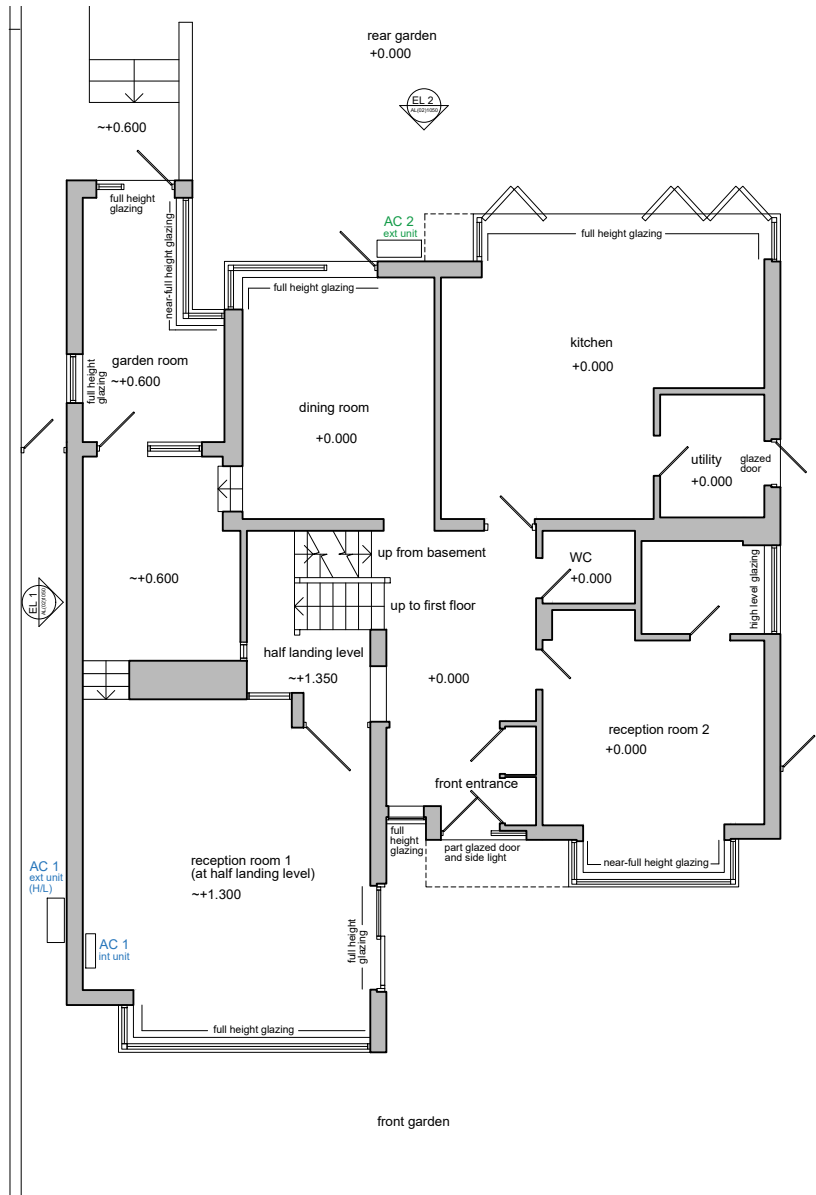


AC2

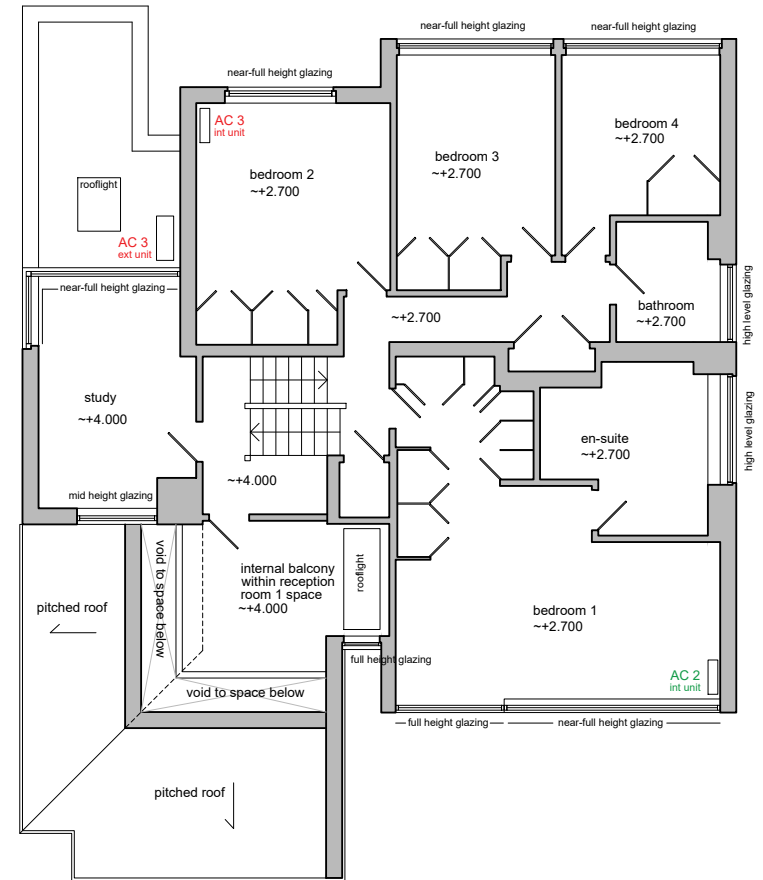


AC3

# Existing Plans



Ground floor



First floor

# 5 Planning Policy

5.1 This application is located within the London Borough of Camden. Although the new local draft plan has been consulted on, it has not been adopted and The current local plan is dated 2017. Along with The London Plan 2021 these two documents will form the basis for the determination of applications in the Borough of Camden.

- 5.2 Policy D1 (Design) of the Camden Local Plan requires that development (inter alia):
- a. respects local context and character;
  - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
  - d. is of sustainable and durable construction and adaptable to different activities and land uses;
  - e. comprises details and materials that are of high quality and complement the local character;
  - h. promotes health;
  - o. carefully integrates building services equipment.

The air conditioning units have been located to be as discreet as possible and cannot be viewed from the street. They have been installed to the improve the health of the residents. We therefore believe that the installation meets the requirements of D1.

5.3 The policy and results of the assessment against policy with regard to noise and vibration are set out in the accompanying acoustic report.

The acoustic report concludes that noise emissions from the plant units would not have an adverse impact on the nearest residential receptors. The impact level on 3 of the 4 receptors are predicted to have a 'green' impact. An 'amber' impact is predicted at the the receptor NSR1 (Ground and 1<sup>st</sup> floor windows to the front of 11 Grange Gardens), however due to the low background noise levels it is not proposed that mitigation measures are necessary. Whilst on site in the presence of enforcement officer, Joshua Cheng, no audible noise could be heard standing directly next to the air conditioning unit AC1 whilst it was running. Further more it was noted that this air conditioning unit is directly opposite a similar unit serving 11 Grange Gardens and it would be reasonable to assume both would be running at the same time.

5.4 The policy and results of the assessment against policy with regard to energy and cooling are set out in the accompanying Energy Statement and Overheating analysis.

The report concludes that, through an analysis of the property using the simplified TM59, overheating occurs, failing to pass the overheating criteria. When tested using TM59 Dynamic model on IES and SAP, the results indicated that overall performance should be improved because overheating was occurring. In addition to other rooms, bedrooms 1 & 2 and reception room 1 failed to meet the overheating criteria.

An assessment of the possible improvement opportunities was carried out against the Camden's Cooling Hierarchy. Taking into account the respiratory conditions of the occupant, as detailed in the accompanying medical report, reliance on opening windows is not a practical option. The report concludes that the only viable option is the utilisation of comfort cooling in the form of Air to Air Internal Wall mounted Split systems with small external condenser units.

# 6 Conclusion

- 6.1 The installation of 3no air conditioning units was carried out by the applicant without the knowledge that planning permission was required. They were installed as a matter of urgency to help treat the symptoms of the occupant's medical condition and to deal with the overheating issues within the property and .

The accompanying reports show that the units' installation meets with the relevant national and local policies and their locations have been determined so as to not adversely impact on the local character.

As such, we gratefully request that permission be granted for their retention.