

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		29/01/2025	
		N/A / attached		<b>Consultation Expiry Date:</b>		04/01/2025	
<b>Officer</b>				<b>Application Number(s)</b>			
Henry Yeung				2024/5428/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1A Hawley Road London NW1 8RP				Refer to Draft Decision Notice			
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>				
<b>Proposal(s)</b>							
Installation of extraction system with timber screen enclosure on the roof.							
<b>Recommendation(s):</b>		Refuse Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
<b>Summary of consultation responses:</b>		Site Notice were displayed on the 11/12/2024 and the consultation period expired on the 04/01/2025.  No responses were received.					

## Site Description

The application relates to a single storey commercial unit located on the south side of Hawley Road. The site is not within a Conservation Area, nor is the building listed. It is noted that neighbouring properties 1 Hawley Road and 57 – 63 Kentish Town Road are Grade II listed buildings.

## Relevant History

2014/4342/P - Installation of 3x air-conditioning condensers to roof (retrospective) and erection of a timber screen. Granted on 12-08-2014.

2014/2752/A - Display of 1no. internally illuminated fascia sign to front elevation and 2no. non-illuminated board signs to side elevation. Granted on 02-05-2014.

2014/2104/P - Change of use from retail (A1)/ Office(B1) to hair dressing academy (D1 non-residential institution) and shop front alteration. Granted Subject to a Section 106 Legal Agreement on 02-05-2014.

## Relevant policies

### National Planning Policy Framework 2024

### London Plan March 2021

### Camden Local Plan 2017

Policy A1 Managing the impact of development  
Policy A4 Noise and vibration  
Policy D1 Design

### Supplementary Guidance

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

### 1. Proposal

1.1 The application seeks planning permission for the installation of a kitchen intake and extraction system with timber screen enclosure on the top of the building.

1.2 It is noted that the current use, as per previous planning records, is a hairdressing academy (Previously Use Class D1 Non-Residential Institution and now Use Class F.1). The proposed plans indicate that a change of use of the site to some sort of kitchen or hot-food takeaway business may be proposed. The Applicant is reminded that a change of use from Class F.1 would require planning permission.

### 2. Assessment

2.1 The planning considerations relevant to this proposal are:

- Design and Heritage
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);

### 3. Design and Heritage

3.1 Policy D1 of the Local Plan requires proposals to consider the character, setting, context and the form and scale of neighbouring buildings, and the character and proportions of the existing building.

3.2 CPG 'Design' outlines that all building services equipment must be given the same level of consideration and quality in design as other elements and should not be a dominant feature of the building. Paragraph 9.18 states that plant, machinery, ducting, and any ancillary structures, including screening, must be designed and constructed with materials consistent with the building, ensuring they are not visible from the street, public vantage points, or immediately adjacent buildings.

3.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires that considering whether to grant planning permission for development that affects a listed building or its setting, the local planning authority or the Secretary of State must give special attention to its preservation. This includes preserving the building itself, its setting, and any features of special architectural or historic interest that the building possesses.

3.5 The proposed extraction system and its associated timber enclosure are excessively large in scale and height. The plant would occupy a significant portion of the roof, with the height of the screening almost appearing as an additional storey, creating a disproportionate relationship with the host building. This substantial occupation of roof space results in a visually intrusive development that disrupts the appearance of the host property and the wider streetscape and obscures the side elevation of the Grade II listed building at 1 Hawley Road. The proposal would intensify development at the site and increase the height of the built form, which is currently limited to a single storey, interrupting views through the site and changing the relationship between the listed buildings on Kentish Town Road and the listed building at 1 Hawley Road.

3.6 While the timber enclosure partially mitigates the visual impact of the proposed plant, its height remains overly dominant, rendering the proposal unacceptable. Furthermore, the units within the enclosures are prominently visible from public viewpoints and neighbouring properties which is directly contrary to the CPG Design.

3.7. Overall, proposed plant would cause harm to the character and appearance of the host building and the wider streetscape. The design of the enclosure, along with the excessive bulk and number of units, results in an incongruous addition that is incompatible with the surrounding setting. As the plant located on a prominent street rather than a secondary one, the installation would diminish the overall quality of the streetscape. As such, the proposal fails to comply with Policies D1 (Design) of the 2017 Local Plan and CPG Design.

3.8 Notwithstanding this, the proposal would not result in unacceptable harm to the setting of the adjoining listed buildings.

#### **4. Amenity**

4.1 Policies A1 of the Local Plan seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight. Policy A4 of the Local Plan seeks to ensure that noise and vibration is controlled and managed.

4.2 In terms of amenity, the proposal is not expected to result in any significant impact on daylight, sunlight, privacy, or outlook due to the setback of the plant and enclosure from surrounding dwellings. An acoustic assessment has been submitted with the application, which assesses the impact of the proposed plant on the nearest sensitive residential receptors. This assessment concludes that with the proposed mitigation measures, adequate and compliant noise levels can be achieved at 1 metre from the nearest noise sensitive window. An odour risk assessment was also submitted in order to recommend the level of odour control required at the site. As noted above, this also suggests that the site is proposed to be used as a hot food takeaway or cooking business and planning permission has not been granted for this change in use.

4.3 The acoustic report and odour test assessment have been reviewed by the Council's Environmental Health Officer, and it has been concluded that there would be no adverse impact on neighbouring residents in terms of noise, vibration or odour. Had the proposal been otherwise acceptable, conditions would have been included to secure compliance with the mitigation measures set out within the noise and odour assessments.

#### **5. Recommendation:**

Refuse planning permission:

1. The proposed plant and timber enclosure, by reason of its scale, siting and height, would result in a dominating, incongruous and disproportionate addition to the roof top, causing harm to the appearance of the host property and wider street scene, contrary to Policy D1 (Design) of the London Borough of Camden Local Plan 2017.