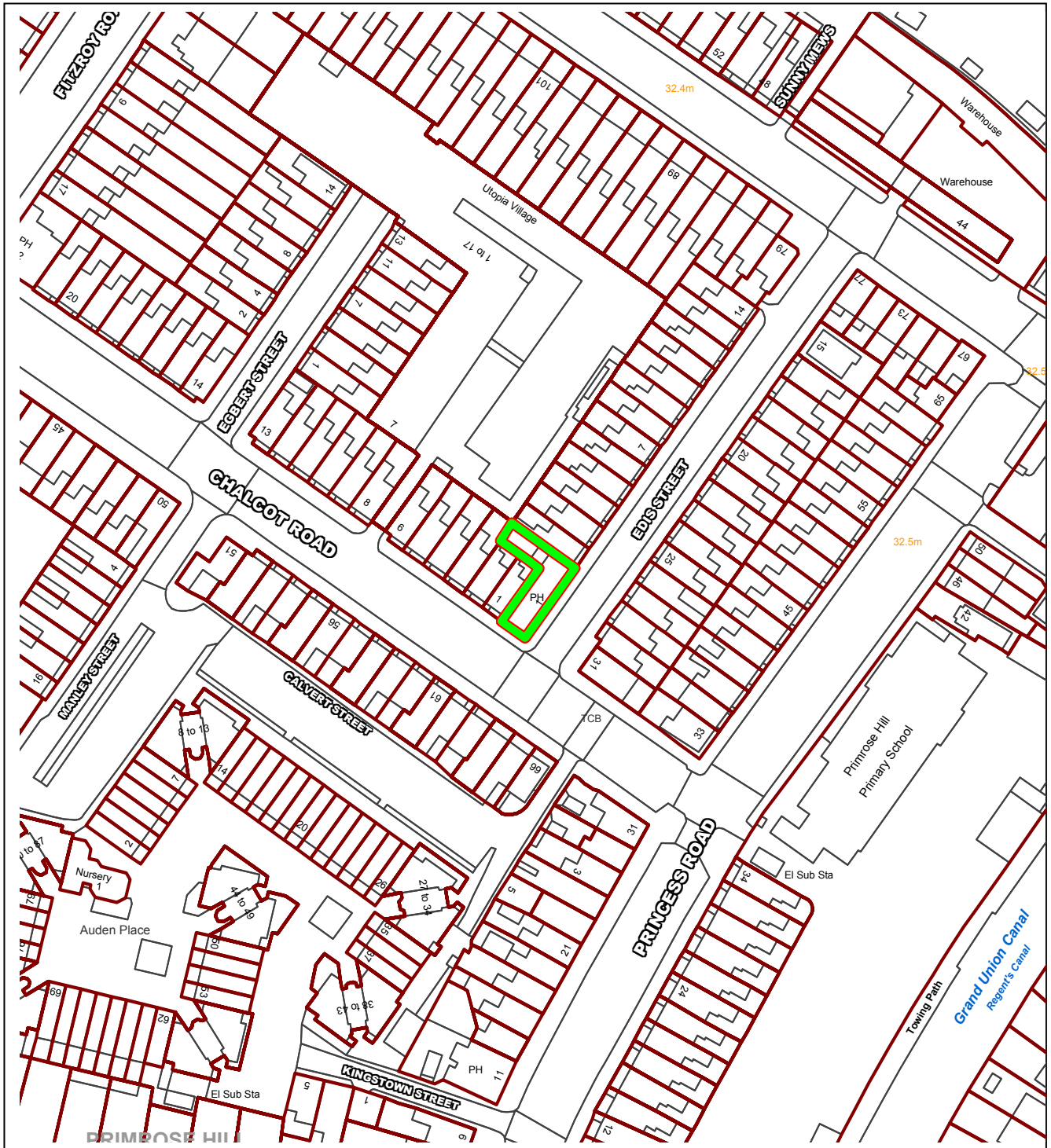


2013/4294/P – 1 Edis Street



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Delegated Report		Analysis sheet	Expiry Date:	04/09/2013
		N/A	Consultation Expiry Date:	15/08/2013
Officer			Application Number(s)	
Seonaid Carr			2013/4294/P	
Application Address			Drawing Numbers	
1 Edis Street London NW1 8LG			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of an external condenser unit at roof level set behind the parapet wall.				
Recommendation(s):		Grant conditional permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	01	No. of objections	01
			No. electronic	01		
Summary of consultation responses:	<p>A site notice was displayed on 17 July 2013 until 07 August 2013 and a press notice was published 25 July 2013 until 15 August 2013.</p> <p>One objection has been received from a neighbouring residents a summary of which is provided below:</p> <ul style="list-style-type: none"> • I object to the condenser being installed until I see a drawing/photos of the size of the external condenser unit to be installed and I receive confirmation of the level of decibels that the condenser will emit. <p>Officer Comment: When the application was submitted a plan was provided annotating the position and size of the proposed unit. The applicants have also submitted an acoustic report detailing the levels of noise that would be emitted from the unit. All documents have been and still are available to view online.</p>					
CAAC/Local groups comments:	<p>Primrose Hill CAAC were consulted on the proposal and raise the following objections:</p> <ul style="list-style-type: none"> • We object on principle to the addition of air conditioning in traditional buildings in residential use, unless there are serious grounds (medical for example) for an exception; • Their use is inconsistent with the objective of sustainable development, and with Camdens broader policies for minimising energy use, and harmful to the environment; • Even if it were acceptable in principle, there is no sound assessment for what could cause real nuisance and loss of amenity of neighbours in this residential area. <p>Officer Comment: An acoustic report has been provided for the proposal which the Council's Environmental Health section have reviewed and raise no objection to. The report demonstrates that the proposed unit would not result in harm to the levels of noise within the surrounding area.</p>					

Site Description

The application site is comprised of a four storey (including existing basement) building in a prominent location on the corner of Edis Street and Chalcot Road. The character of the building is distinctly different to that of the neighbouring terraces and sits proud both in its height and building line, in relation to the neighbouring residential properties. Although the property is not listed it is located within the Primrose Hill Conservation Area and is considered to make a positive contribution to the Conservation area as outlined within the Primrose Hill Conservation Area Statement.

Relevant History

2012/6650/P - Erection of mansard roof extension, rebuild of existing rear extension to the basement and ground levels together with the erection of a rear first floor level extension, enlargement of existing basement area by lowering floor level, installation of glazed pavement light, and alterations to the fenestration in connection with change of use of lower ground and ground floor from drinking establishment (Class A4) and upper floors as 4-bedroom residential unit to provide a 5-bedroom single-family dwellinghouse (Class C3). Application approved works not implemented.

2013/1459/P - Replacement of doors with timber sash windows to Chalcot Road elevation of property. Application approved.

2013/1529/P - Relocation of bin store at ground floor level to Edis street elevation of property.. Application approved.

2013/1500/P - Replacement of tiles at ground floor level with stucco render to Chalcot Road and Edis Street elevations of property. Application refused on design grounds.

2013/4225/P - Erection of rear external staircase at ground floor level leading to rear garden. and associated alterations to rear ground floor fenestration. Application pending consideration.

Relevant policies

National Planning Policy Framework (April 2012)

The London Plan (2011)

LDF Core Strategy and Development Policies (2010)

CS5 Managing the impact of growth and development
CS13 Tackling climate change through promoting higher environmental standards
CS14 Promoting high quality places and conserving our heritage
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours
DP28 Noise and Vibration

Camden Planning Guidance 2010

CPG1 Design
CPG6 Amenity

Primrose Hill Conservation Area Statement (2000)

Assessment

Proposal

Planning permission is sought for the installation of an external condenser unit at roof level set behind the parapet wall. The proposed unit would measure 0.9m wide, 1.2m in height and 0.3m in depth. The unit would be sited at roof level behind the parapet to the Edis Street elevation.

Design

Policies CS14 and DP24 require all developments, including alterations to existing buildings to be of the highest standard of design and note it is expected development considered the appropriate location for building services equipment.

The proposed unit would be of a modest size and sited at roof level set in 0.4m behind the parapet wall. It is therefore considered to be of an appropriate scale and siting in an acceptable location as not to detract from the character of the building or appear as a dominant addition to said building.

Given the proposed condenser unit would not project above the height of the parapet wall it would not be visible from when standing at street level or from private views within properties on the opposing site of Edis Street. As such it would not cause harm to the character and appearance of the host dwelling or the surrounding conservation area.

In light of the above, it is considered the siting of the proposed unit to the roof is the most appropriate location that would not cause harm to the character and appearance of the parent building or conservation area and no objection is raised on grounds of design.

Amenity

Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further to this Policy DP28, seeks to ensure noise and vibration is controlled and managed, planning permission will not be granted where development is likely to generate noise pollution. The Council will only grant permission for plant machinery if it can be operated without causing harm to amenity.

Given the nature and siting of the proposed development it would not harm neighbouring resident's amenity in respect of privacy, overlooking, daylight and sunlight. The main concern in respect of amenity would be relation to noise and vibration levels emitted from the proposed units.

The applicant has provided an acoustic report which details the existing background noise levels and assesses the noise impact of plant installation on surrounding noise sensitive receptors. The report concludes that the proposal would meet the requirement of DP28.

The nearest residential property to the site of the proposed plant would be No.1 Chalcot Road, which is some 8m away. The report notes that during the day there is a dB of 37 and at night this drops to 34. It is predicted that the noise emitted from the proposed plant would be 29dB when measured from this neighbouring property. As such it would meet the requirement of DP28 to be less than 5dB when measured from the nearest residential property.

The Council's Environmental Health section has reviewed the acoustic report and raise no objection to the proposal subject to conditions.

In light of the above, it is considered that the proposed development would not lead to a significantly increased level of noise within the surrounding area and given its siting it would not increase levels of

vibration felt by neighbouring residents.

Sustainability

Concern has been raised in respect of the principle of having an air conditioning unit on a residential property. However it is not stipulated within CS13 or DP22 that such development should not be allowed. It is noted within CS13 that development should minimise carbon emissions from the redevelopment, construction and occupation of buildings. However it is considered given the scale of this proposal for a single air condenser unit to a single dwelling the carbon emission would not be so great as to warrant a refusal of planning permission on grounds of the proposal not being sustainable.

Conclusion

In light of the above, it is considered that the proposed works would be an acceptable form of development and would accord with the relevant policies of the Local Development Framework and no objections are raised.

Recommendation: Grant conditional permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 09th September 2013. For further information please go to www.camden.gov.uk and search for 'members briefing'

A&A Architects LLP
9 Dartmouth Street
St James
London
SW1H 9BLApplication Ref: **2013/4294/P**
Please ask for: **Seonaid Carr**
Telephone: 020 7974 **2766**

04 September 2013

Dear Sir/Madam

DRAFT
DECISIONTown and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988**Full Planning Permission Granted**Address:
1 Edis Street
London
NW1 8LG**DECISION**Proposal:
Installation of an external condenser unit at roof level set behind the parapet wall.Drawing Nos: 12106.0, 1210.05, 1210.06, 12106.4a, 12106.5, 12106.6, 12106.2, 12106.3,
12106.1 and Acoustic Consultancy Report by Lee Cunningham Partnership dated 07 May
2013.The Council has considered your application and decided to grant permission subject to the
following condition(s):

Conditions and Reasons:

- 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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 12106.0, 1210.05, 1210.06, 12106.4a, 12106.5, 12106.6, 12106.2, 12106.3, 12106.1 and Acoustic Consultancy Report by Lee Cunningham Partnership dated 07 May 2013.

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining residents and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website

<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

DRAFT

Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

DECISION



Chalcot Road elevation



Chalcot Road and Edis Street elevation