

Delegated Report		Analysis sheet		Expiry Date:		03/04/2013	
		N/A / attached		Consultation Expiry Date:		14/03/2013	
Officer				Application Number(s)			
Rob Tulloch				2012/6862/P			
Application Address				Drawing Numbers			
1-45 Beaumont Walk London NW3 4SW				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of external pipework and cabinets to side elevation of each residential block in association with replacement of communal heating and hot water system (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Council's Own Permission Under regulation 3					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	118	No. of responses	02	No. of objections	00
Summary of consultation responses:		Site notice 15/02/2013-08/03/2013 Press advert 21/02/2013-14/03/2-013 23 Beaumont Walk comment that a number of leaseholders have raised questions with the Housing Office, but not received a response and will not support the proposal until they get one. 9 Beaumont Walk comment: The replacement system has allegedly not yet been decided so how can a planning application be considered Plans and photos would be helpful.					
CAAC/Local group comments:		N/a					
Site Description							
Beaumont Walk is a Council owned estate comprising 45 flats in 8x three storey blocks on the north side of Adelaide Road. The site is not in a conservation area, but borders the Eton Conservation Area to the north.							
Relevant History							
None relevant							

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

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 2011

NPPF 2012

Assessment

1 Proposal

- 1.1 The estate is divided up into eight blocks. The proposal is for external pipework to each block in association with the upgrading of the communal heating and hot water system on the estate. The proposed scheme would provide new boilers within the existing boiler room, in the basement of block 35-39, and a controlled heating system and hot water cylinders to each flat. To accommodate this, a new set of flow and return pipework is required to convey hot water from the communal boiler room to each block.
- 1.2 The main issues are:
- design
 - neighbour amenity

2 Design

- 2.1 The new servicing will be attached to a flank elevation of each block and consist of a metal cabinet at ground floor level measuring approximately 650mm (h) x 600mm (w) x 250mm (d) with pipes rising from the cabinets to the gable where they will enter the roof void. The pipes will be enclosed by steel ducting measuring approximately 400mm (w) x 200mm (d).
- 2.2 The ducting has been located to have a minimal visual impact. The eight blocks are separated by a walkway which roughly splits the group in half. It is proposed to erect the ducting on the elevations facing the walkway so they would not be readily visible from the street or the adjacent conservation area. Only the ducting to block 1-5 will be close to the boundary of the estate and will be visible from Eton Road. The cabinets and ducting would be painted black to match the existing drainpipes to the blocks, this will be secured by condition.
- 2.3 The proposed cabinets and pipework, due to their design and location and are not considered to be harmful to the appearance of the estate or the character or appearance of the adjacent conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

- 3.1 The boiler room is located in the basement of one of the blocks, and the pipework would convey low temperature hot water (LTHW) only. As such the proposal would not generate noise and is not considered to harm the amenity of adjoining occupiers, and would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

4 Recommendation: Grant Planning Permission

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