

Approval of Details		Application number	2012/5543/P
Officer		Expiry date	
Gavin Sexton		13/12/2012	
Application Address		Authorised Officer Signature	
78 Adelaide Road London NW3 3PX			

Proposal	
Details pursuant to condition 2 (air source heat pumps in rear garden) of planning permission granted 12/04/12 (Ref: 2012/0739/P) [for variation of condition 1 (development permitted to be carried out as the approved plans) to planning permission dated 03/06/11 (Ref: 2010/6625/P) for the erection of a 4-storey building with a basement and attic floor to provide 9 self-contained units (Class C3)].	
Recommendation:	Grant approval of details
Consultation	N/A
Text of Condition:	<p>Condition 2 Notwithstanding the drawings, Energy Report and Sustainable Homes Pre-Assessment hereby approved, the external air source heat pump units shown on the proposed east and west elevations do not benefit from planning permission. Details of the size, location and type of units, as well as a detailed acoustic report, are required to be submitted, and approved in writing, by the Council prior to occupation of the residential units.</p> <p>Reason: To safeguard the amenities of the adjoining premises 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.</p>

Additional relevant site history	<p>2012/0739/P was an amendment to 2010/6625/P which was itself an amendment to 2010/0292/P.</p> <p>Conditions already discharged: 2012/0650/P: Approval granted for conditions 5 (hard and soft landscaping), 7 (waste storage) and 8 (bicycle storage) of planning permission dated 09/09/10 (ref: 2010/0292/P).</p> <p>19/09/2012: Approval granted for condition 2 (sample panel of windows and external facing materials) of planning permission dated 09/09/10 (Ref: 2010/0292/P).</p>
Additional Policy considerations	NPPF 2012.
Assessment	

The delegated report for the original permission noted the following of relevance to the condition:

“Whilst the Council support the sustainability measures proposed by the Sustainable Homes Pre-Assessment and the Energy Report concerns have been raised about the visual and amenity impact which the proposed air source heat pumps shown on the east and west elevation drawings would have on the appearance of the building and the streetscene.”

Acoustic impact

The applicant has submitted details of the location, type and details of the 9 items of plant equipment and an acoustic report. The Councils environmental health officer has advised that the assertions of the acoustic report are sufficient to ensure that the plant would not cause audible amenity issues, due to the distance from the nearest residential units and the screening proposed.

Visual impact

The applicant has provided further details in respect of the location and screening that would be placed around the majority of the new plant equipment. The 6 units which are grouped at the end of the Duplex Garden would be surrounded on four sides by a 1.8m brick enclosure. The additional three individual units in the rear gardens would be no more than 943mm tall and would be sufficiently discrete to ensure they would have no detrimental visual impact on the area. Overall the visual impact of the units is acceptable.

Conclusion: The submitted details are consistent with the requirements and reasons of the condition and are acceptable in all other respects.

Recommendation: Grant approval of details

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