

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		04/07/2012	
		N/A / attached		<b>Consultation Expiry Date:</b>		07/06/2012	
<b>Officer</b>				<b>Application Number(s)</b>			
Lauren McMahon				1) 2012/2209/P 2) 2012/2464/L			
<b>Application Address</b>				<b>Drawing Numbers</b>			
Beechwood House 43 Hampstead Lane London N6 4RU				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>							
1) and 2) installation of an emergency standby generator and associated fuel tank for dwelling house (Class C3).							
<b>Recommendation(s):</b>		1) Grant full planning permission 2) Grant listed building consent					
<b>Application Type:</b>		1) Householder Application 2) Listed Building Consent					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>06</b>	No. of responses	<b>01</b>	No. of objections	<b>00</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		Ham & High 17/05/12 – 07/06/12 Site Notice 11/05/12 – 01/06/12  One response was received from no. 8 Fitzroy Place who raised concerns that the documents did not work on the website.  <i>Officers response: the documents were checked on Councils system and they seemed to be available to the public during the consultation period.</i>					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>		Highgate CAAC: no response. English Heritage: The present proposal is not considered to have an affect on any significant archaeological remains. Therefore any requirements for an assessment of the archaeological interest of this site in respect to the current application could be waived.					

## Site Description

The application site comprises of an expansive grade II listed building by George Basevi (Beechwood House), associated buildings and grounds dating from 1840. It has been extensively modified in the past with a variety of later additions and alterations. In short, Beechwood House is stucco clad with slated roofs and stands two-storeys in height, with some additional accommodation at basement floor level. The perimeter walls and ancillary buildings are not listed.

The site is located within the Highgate Village Conservation Area. It is also located within designated Metropolitan Open Land (MOL), Private Open Space and an archaeological priority area. It is bounded by Hampstead Lane to the north (the borough boundary with LB Haringey) and Fitzroy Park to the south-east, with the main entrance on Hampstead Lane. The predominant character of the surrounding area is large-scale residential properties set in generous plots with an array of trees and vegetation. To the west of the application site is the boundary with Hampstead Heath.

## Relevant History

2011/4526/P and 2011/4553/L was granted planning permission and listed building consent (respectively) for the erection of a single-storey outbuilding to accommodate an electricity substation along the Hampstead Lane elevation, ancillary to residential dwelling and alterations of the brick wall along Hampstead Lane to form a new opening which includes the installation of new gates and a new hardstand on the 30/01/2012.

## Relevant policies

### LDF Core Strategy

CS1 - Distribution of growth  
CS5 – Managing the impact of growth and development  
CS14 – Promoting high quality places and conserving our heritage  
CS15 - Protecting and improving our parks and open spaces & encouraging biodiversity

### Development Policies

DP21 – Development connecting to the highway network  
DP24 – Securing high quality design  
DP25 – Conserving Camden's heritage  
DP26 – Managing the impact of development on occupiers and neighbours  
DP28 – Noise and vibration

### Highgate conservation area appraisal and management strategy Camden Planning Guidance 2011

## Assessment

### Proposal

This application seeks the installation of an emergency standby generator and associated fuel tank which is to be located adjacent to the south-eastern corner of the main house. The purpose of the generator is to provide an alternative power supply only in the event of a power cut during periods of maximum occupancy within the house.

### Design

Beechwood House is grade II listed with expansive front and rear elevations. The main views of the house are from the rear gardens and from the main entrance. The south-eastern corner of the house was extended in 1913, 1933, 1977 and 2011/2012 and is considered to be the services end with the kitchen, laundry, plant room and the staff living quarters adjacent. There is a 2m level change at the south-eastern corner of the main house.

The proposed generator is to be sited at the lower level (at basement level with the main house). The generator housing would consist of insulated flat steel sheets which would be colour coated dark green. The housing would vary in height from 2.3m to 3.5m and would span for a length of 10.3m. The size of the generator is considered to be relatively large however it would be screened by the existing retaining wall and hedge along the northern boundary and therefore would not be highly visible from the front elevation of the main house. The generator is positioned adjacent to the south-eastern corner of the main house and would not be visible from the rear elevation of the house. Furthermore, the colour of the housing (dark green) would reduce its appearance as it would be set against the surrounding landscaping.

The proposed fuel tank is to be positioned at the higher level adjacent to the south-eastern corner of the main house. The fuel tank would be 2.5m wide, 1.5m deep and 2m high and would consist of a double skin steel tank which is coated dark green. The fuel tank would be screened by a 9m (approximately) high hedge along the southern and eastern boundary and a 2.4m high wall to the north-west and therefore the fuel tank will not be highly visible looking at the main house. The colour of the tank (dark green) would reduce its appearance as it would be set against the surrounding landscaping.

The proposed generator and fuel tank would not be visible from surrounding neighbours or from the public realm. The proposed design and siting of the generator and fuel tank would be sympathetic to the listed building and the character and appearance of the Highgate Village Conservation Area.

The application site is located in a designated Metropolitan Open Land (MOL) and identified as Private Open Space. Policy 7.17 of the London Plan (2011) stipulates that the strongest protection should be given to London's Metropolitan Open Land. The proposed works are considered to be minor and would not significantly harm the MOL or the Private Open Space of the subject site.

### **Amenity**

Policy DP28 (Noise and Vibration) stipulates that the Council will seek to ensure that noise is controlled and managed and will not grant planning permission for development likely to generate noise pollution. DP28 does not specifically outline any noise restrictions for emergency plants or generators, however noise restrictions outlined in table E of DP28 will be taken into consideration as a guide which stipulates that noise levels within 1m of sensitive façades must operate 10 dB below the lowest Background Noise Level. An acoustic report has been submitted with the application which surveyed three positions including:

Position 1 – residential properties to the north and north-east.

Position 2 – residential properties to the east and south-east.

Position 3 – residential properties to the west.

The acoustic report demonstrates that the emergency plant would operate 10 dB below the lowest Background Noise Level. It must be acknowledged that the standby generator will only be used in the rare event of a mains failure and will be operated on a very limited basis during daytime hours for testing. In order to protect surrounding residents, a noise condition will be imposed which will ensure that the levels specified are achieved and if not that necessary steps are taken to ensure they are. The noise condition will read as follows:

*Noise emitted from the emergency generator hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hours LA90, as per Acoustic Report 11/1450/R1 dated 12/05/2011) by more than 10 dB one metre outside any premises.*

*The emergency generator hereby permitted may be operated only for essential testing, except when required by an emergency loss of power.*

*Testing of emergency generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17:00 hours Monday to Friday and not at all on public and bank holidays.*

*Once the units have been commissioned a noise survey pursuant BS4142 shall be carried out to verify compliance with this condition. A report shall be produced containing all raw data and showing how calculations have been made including all corrections and assumptions made. A copy of such report shall be submitted to the Local Planning Authority for its approval.*

Furthermore, a condition will be imposed which stipulates that suitable acoustic isolation is to be provided to prevent the transmission of noise and/or vibration to other parts of the building and adjoining properties. Subject to the conditions discussed above, the proposed emergency generator is considered to be acceptable with regard to noise generation and would not significantly impact upon the surrounding neighbours.

The emergency generator and fuel tank would not be visible from the public realm or neighbouring properties owing to its proposed location and the level of tree cover at the site. There are consequently no adverse amenity issues with regard to overlooking, outlook and sunlight/daylight issues which are envisaged in these regards.

### **Recommendation**

Grant Planning Permission and Listed Building Consent.

### **Disclaimer**

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