

Delegated Report		Analysis sheet		Expiry Date:		05/09/2011	
		N/A		Consultation Expiry Date:		11/08/2011	
Officer				Application Number(s)			
Jenna Litherland				2011/2827/P			
Application Address				Drawing Numbers			
Flat C 67 Albany Street London NW1 4BT				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Retention of heat pump unit in new timber enclosure on rear second floor level terrace and associated flues and pipe work all in connection with existing second/third floor level maisonette (Class C3).							
Recommendation(s):		Grant planning and listed building consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Site notice displayed from 22/08/2011 until 12/09/2011. Advertised in the Ham and High Newspaper 21/07/2011.					
CAAC/Local groups* comments: *Please Specify		Regents Park CAAC: The committee was concerned to note that this was a retrospective application. As the heat pump unit was installed on medical grounds, it was agreed that no objection should be raised; however, the installation did not preserve or enhance the character of the CA and any consent should provide that once the current resident had moved out, the heat pump unit and enclosure should be removed.					

Site Description

The application site relates to a second and third floor maisonette within a Grade II Listed Georgian three storey terrace building. The site is within the Regents Park Conservation Area. Albany Street is predominantly residential in character and is situated east of Regents Park.

Relevant History

2011/2411/P & 2011/2413/L: Conversion of first floor flat and two storey maisonette at second and third floors into one maisonette residential dwelling (Class C3). **Granted 17/10/2011**

Relevant policies

LDF Core Strategy and Development Policies

CS5: Managing the impact of growth and development
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 2006

Updated Camden Planning Guidance 2011
CPG1 - Design

Regents Park Conservation Area Appraisal and Management Strategy

Assessment

Planning permission is sought for the retention of a heat pump unit in new timber enclosure on rear second floor level terrace and associated flues and pipe work.

The principal material considerations in the assessment of this application are:

- Design/ Impact on the Grade II Listed Building; and
- Noise / Impact on Neighbour amenity.

Design/ Impact on Listed Building and adjacent Conservation Area

Policy DP24 states that the Council will grant permission for development that is designed to a high standard. In terms of this application, the following considerations contained within this policy are relevant:

- alterations should be consistent with the character, setting, context and the form and scale of the application building and neighbouring buildings;
- development should consider the character and proportions of the existing building, where extensions and alterations are proposed;

Policy DP25 'Conserving Camden's Heritage' states that within Conservation Areas, the Council will only grant permission for development that preserves or enhances the character and appearance of the Conservation Area.

External Alterations

The heat pump is located in a timber slatted enclosure on the 2nd floor roof terrace to the rear of the property. The enclosure has a width of 1 metre, a depth of 0.4 metres and a maximum height of 1 metre. It is located adjacent to the wall on the southernmost part of the terrace. The unit is set below the height of the railing. This ensures that the unit does not appear prominent in views of the rear terrace. Many of the other properties have planters and tables and chairs on the 2nd floor terraces. Whilst, it is noted that such items are not controlled by the planning system their presence should be taken into consideration. It is therefore considered that the heat pump is viewed in the same context as other patio furniture / items and does not detract from the character as seen from the rear of these properties. In light of these circumstances and the limited visibility of the heat pump, it is not considered that the unit is harmful to the special architectural or historic interest of this Grade II listed building or the character and appearance of the conservation area.

Other external alterations include the installation of a new outlet for the tumble dryer, a flue and condenser outlet for the boiler and an overflow pipe for a water softener. Along the terrace of properties there are a number of boiler flues. It is considered preferable for servicing to be located on the rear of the building rather than the front which forms the principle elevation. The external pipe work to the rear elevation has been revised and is to be fitted in the least visually intrusive positions. It is considered that the flues and pipes at the application property are not out of keeping and do not significantly harm the special architectural or historic interest of the listed building or the character and appearance of the conservation area.

Internal alterations

Internal works involves a number of air conditioning vents. The internal works would not affect the character and appearance of the street scene or the conservation area. Notwithstanding, the architectural and historical character of the listed building is of concern and should therefore be taken into consideration. Whilst the ventilation grilles are considered to be inappropriate for a historic interior, those set within the wardrobe fascia are essentially part of a new piece of furniture while those positioned in the ceiling are totally within the new dropped plaster board ceilings and cannot be

seen from the street. The installations are within the new fabric dating from 2000's and can therefore be reverted back to its original appearance. In light of these circumstances, the internal works are considered acceptable in respect of its impact on the architectural and historic character of the listed building.

Regents Park CAAC make the point that the unit should be removed if the existing owners move out. However due to the very limited external visibility of the heat pump and the fact that the internal a/c vents can be easily removed and do not detrimentally impact on the historic character of the listed building, it is not considered necessary to impose a condition requesting that the unit be removed should the existing owners move out.

Noise / Impact on Neighbouring Amenity

Policy DC26 highlights the importance to protect the quality of life of neighbouring occupiers and that development should not be harmful to amenity. According to Policy DP28, the Council will seek to ensure that noise and vibration is controlled and managed and will not grant permission for development likely to generate noise pollution. This is consistent with Government guidance contained within PPG24 (Planning and Noise).

The applicant submitted a Noise Impact Assessment assessing the noise levels at the nearest noise sensitive neighbouring properties. Based on the findings of the acoustics report, no objections are raised in respect of noise and vibration disturbance to neighbouring occupiers. Subject to implementation of and compliance with appropriate planning conditions, the proposal is considered acceptable in this respect. The proposal is therefore not considered to be harmful to neighbouring amenity.

Conclusion

The proposal is acceptable in terms of its impact on the character and appearance of the Grade II listed building and does not detract from the character of the Conservation Area. The proposal is not considered to be harmful to neighbouring amenity, subject to implementation and compliance with planning conditions.

Recommendation

Planning permission and Listed Building consent to be granted, subject to conditions.

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