

Delegated Report		Analysis sheet		Expiry Date:		07/12/2010	
		N/A / attached		Consultation Expiry Date:		10/11/2010	
Officer				Application Number(s)			
Rob Willis				2010/5424/P			
Application Address				Drawing Numbers			
276 West End Lane London, NW6 1LJ				See Decision Notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Retention of plant equipment at roof level of rear elevation and minor external alterations.							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	14	No. of responses No. electronic	00 00	No. of objections	00
Summary of consultation responses:		None received. Site notice erected 15/10/2010.					
CAAC/Local groups* comments: *Please Specify		West End Green CAAC: response received – no objection, subject to taking care of the neighbours' amenities and rights.					
Site Description							
276 West End Lane comprises a three storey terraced building with commercial use at ground floor level. The ground floor unit is currently vacant but was most recently used as a betting shop (Use Class A2). The site is located in the West Hampstead Town Centre and fronts on to West End Green. The building is not listed but is located in the West End Green Parsifal Road Conservation Area.							
Relevant History							
<u>2010/4509/P</u> and <u>2010/4516/A</u> : Planning permission and advertisement consent granted on 18-10-2010 for the replacement of the shopfront including the relocation of entrance door; and display of an internally illuminated fascia sign and one hanging sign. <u>2003/1160/P</u> : Planning permission granted on 17-10-2003 for a change of use of the basement and ground floors from Retail (Class A1) to Financial & Professional Services (Class A2) for use as a betting office.							

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

Assessment

The application seeks the installation of an air handling unit to the rear of the host property, to serve the ground floor unit. The main issues considered in this report relate to visual impact and amenity.

Visual impact

The application seeks the retention of an air handling unit on a narrow area of roof at first floor level to the rear of the premises, at a height of approximately 2.7 metres. The rear of the property faces onto a narrow alleyway, along which a number of air handling units are already located at first floor level, at a similar height to that proposed in this application. The proposed unit would be situated next to an existing air unit at the adjacent property, no. 278 West End Lane. The equipment was in the process of being installed during the period of assessment.

The air handling unit is white in colour measuring approximately 90cm in height by 86 cm in width, which is similar to the proportions of the adjacent unit. The proposed unit is not visible from the public realm and is only be visible from the side windows of a limited number of properties in Cumberland Mansions, which faces onto West End Lane. Given the limited views to the area in question, the existence of a number of similar air handling units to the rear of other commercial premises along the alleyway, and the limited size of the proposed unit, it is considered that this element of the proposals does not have an unacceptable impact on the character and appearance of the host building or the conservation area.

The application also proposes to block up an existing window opening to the rear of the property with stock bricks to match existing. This would have a negligible visual impact on the surrounding area.

Amenity

Under Development Policies DP26 and DP28, Camden will seek to ensure that development does not cause harm to amenity in terms of noise and vibration, and will not permit development that exceeds Camden's Noise and Vibration Thresholds. The applicant has provided an Environmental Noise Survey in support of the application, in order to allow the Council to assess whether the proposals would comply with Camden's noise and vibration thresholds. The survey demonstrates that the unit will operate below the Lowest Background Noise Level at the times of operation set out in the survey. Although there is an error in the measurement of the Background Noise Level, this has been accepted as an unexplained issue, as the 'A'-Weighted Equivalent Continuous Noise Level at the same period has remained constant. In order to protect local amenity, it is considered necessary to restrict the hours of use of the units to those indicated in the Environmental Noise Survey (i.e. between 08:30 to 18:30 Monday to Friday and Saturdays between 09:00 to 15:00 only).

Conclusion

The application is considered to be acceptable in relation to design and amenity (subject to a planning condition restricting the hours of use of the air conditioning unit).

Recommend approval.

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