

Delegated Report		Analysis sheet		Expiry Date:	07/07/2008
(Members Briefing)		N/A / attached		Consultation Expiry Date:	10/07/2008
Officer			Application Number(s)		
Sara Whelan			2008/1923/P		
Application Address			Drawing Numbers		
Unit 1, The Industry Building 23-25 Hampshire Street NW5			Draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Retention of sixteen air conditioning units, three kitchen extractor fans and a roof extension, in addition the installation of a new acoustic screen at roof level.					
Recommendation(s):		Grant full planning permission			
Application Type:		Minor Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	83	No. of responses	05	No. of objections	04
			No. Electronic	03		
Summary of consultation responses:	<p>83 neighbouring properties were consulted</p> <p>Four objections has been received from Flat 14, 217 Camden Road, 1 Brecon Mews, 7 Brecknock Road raising the following points;</p> <ul style="list-style-type: none"> - We are already surrounded by air conditioning units and restaurant extractor chimneys (1.1 and 1.2) - Any further additions would increase the noise and odours that we have to endure on a daily basis (1.3) - Our quality of life is gradually being diminished by the changes of use in the buildings surrounding us (<i>no change of use proposed</i>) - We are suffering from noise from customers and noise from machinery that did not happen 10 years ago (1.3) - Question how effectively the proposed air conditioning screen will actually block the noise from all the condenser and extractor systems (1.3 and 1.6) - In any case, it will affect the light to the garden areas of Brecon Mews (1.5) - Unit 14 at the end of the building closest to Brecknock Road is below the skylight of a bedroom and the sound carries up the back of the Industry building into 13 Brecknock Road (1.3 and 1.6) - The kitchen and bedroom windows of Flat 14, 217 Camden Road would be affected by loss of daylight and sunlight (1.5) - The dormer proposed would affect the privacy of Flat 14, 217 Camden Road (1.4) <p>A letter of no objection was received from 207 Camden Road</p>					
CAAC/Local groups* comments: *Please Specify	None required to be consulted					
Site Description						
<p>The application site is a large industrial building currently occupied by television studios. The building is located at the end of Hampshire street a cul de sac providing access to neighbouring industrial units and the residential estate on Torriano Avenue. The application site does not lie in a conservation area.</p>						
Relevant History						
<p>Unit 1, The Industry Building 2006/4908/P Change of use of part ground and part first floor level from light industrial (Class B1) to residential (Class C3) and construction of a two storey roof extension comprising a total of 14 new flats – withdrawn 2006/1573/P Change of use of part first floor level from light industrial (Class B1(c)) to residential (Class C3) comprising five new flats (1x 2 bed, 3x 1bed and 1x studio) and associated alterations including insertion of three new windows – withdrawn</p> <p>4 Brecon Mews 2009/5451/P Erection of a two storey side extension with roof terrace to existing dwelling house (C3)</p>						

– approved

Planning permission has been granted for a two storey side extension at 4 Brecon Mews. This would infill the area adjacent to the proposed acoustic screen. No windows would be proposed on the rear elevation; therefore no windows would face onto the air conditioning units. Construction has not yet started on this extension however planning permission expires on 15 February 2013.

Relevant policies

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound. This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter. However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan.

LDF Core Strategy

CS1 – Distribution of growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

CS16 – Improving Camden's health and well-being

CS17 – Making Camden a safer place

Development Policies Development Plan

DP24 – Securing high quality design

DP26 – Managing the impact of development on occupiers and neighbours

DP28 – Noise and Vibration

DP29 – Improving access

London Borough of Camden Replacement Unitary Development Plan 2006

SD1 – Quality of life

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

Camden Planning Guidance 2006

Assessment

The main planning considerations are;

- Impact upon residential amenity of the surrounding area
- Impact upon the character and appearance of the area

1.0 Impact upon residential amenity of the surrounding area

1.1 The air conditioning units are positioned at various locations on the external facades of the building. Three are located at ground floor level on the front façade facing Hampshire Street, one is located on the south east elevation adjoining the adjacent industrial unit and another one is on the north east elevation fronting the back of 73 Brecknock Road, which comprises a commercial unit at ground floor and residential above.

1.2 There is a collection of six air conditioning units and three kitchen extract ducts in the corner of the roof close to the residential property no. 4 Brecon Mews. This property does not have any windows on the rear or side elevation facing the air conditioning units. However, this is the most sensitive location of all the air conditioning units considering its close proximity to residential properties. As part of the

mitigation measures this application seeks consent for a 2m high acoustic screen on the boundary with no. 4 Brecon Mews. As noted above planning permission has been granted for a 2 storey side extension adjacent to the air conditioning units. No windows are proposed on the rear elevation. No further impacts of noise or disturbance would occur upon no. 4 Brecon Mews if this extension is constructed.

1.3 An Environmental Noise Assessment has been submitted as part of the application. This states that mitigation methods are required in order to meet Appendix 1 of the London Borough of Camden Unitary Development Plan 2006. These mitigation measures include 1200mm long flanged circular attenuators to be fitted to each of the extract ducts. In addition an acoustic screen is proposed between the mechanical equipment and noise sensitive façade of 4 Brecon Mews. This acoustic screen would be 2m high and would include a sound absorbent insulation core. The Council's environmental health officers have visited the application site and have confirmed that with the mitigation measures in place the air conditioning units and kitchen extract ducts would comply with the council's noise guidance.

1.4 The roof extension has been completed. It is a dormer roof extension with a solid door providing access to the roof for maintenance purposes. The extension has no windows and does not face onto any surrounding properties. Therefore no impacts of overlooking would occur upon the surrounding area.

1.5 The proposed acoustic screen would be 2m high and would be adjacent to a gable end and parapet wall facing onto Brecon Mews. The proposed screen would be three metres below the highest point of the existing building. Considering the height of the existing building and that the acoustic screen would be subordinate to the existing building it is not considered that any detrimental impacts of overshadowing would occur upon no. 4 Brecon Mews or the wider area.

1.6 In summary it is not considered that the retention of these air conditioning units and kitchen extract duct would have any detrimental impacts of noise or disturbance upon the surrounding residential amenities. Conditions would be attached to any permission granted requiring that the mitigation measures are provided and retained as long as the equipment is in use.

2.0 Impact upon the character and appearance of the area

2.1 The application site does not lie within a Conservation Area. The air conditioning units are positioned at various locations on the external facades of the building. Most are located on the roof of the building or on the facades adjacent to other buildings or screened by staircases. Only the air conditioning units on the front of the building can be viewed from the street scene. These are not considered to be prominent and integrate well with the industrial units. None of the air conditioning units are in prominent locations. It is not considered that the air conditioning units harm the visual amenities of the area.

2.2 The dormer roof extension accommodates an exit door. It is 1.2m wide and projects from an inward facing roof slope. The roof extension is adjacent to the adjoining industrial building and can not be seen from the surrounding public view points. Considering the small size of the extension and location on the roof it is not considered that the roof extension harms the visual amenities of the area.

2.3 The proposed 2m high acoustic screen would be located adjacent to 4 Brecon Mews. It would be visible from vista points within Brecon Mews. The acoustic screen would be adjacent to a parapet wall and would not result in a prominent form of development. It would only be viewed in oblique angles from Brecon Mews and would be shielded by trees and vegetation in the area. It is not considered that the proposed acoustic screen would harm the visual amenities of the area.

3.0 Conclusion

3.1 The retention of the air conditioning units and kitchen extraction ducts including the mitigation measures of an acoustic screen and silencers fitted to all equipment comply with Appendix 1 of the London Borough of Camden Unitary Development Plan. The location of the equipment on the roof and in discreet locations on the façade of the building is not considered to result in a prominent form

of development. In summary the proposed retention of the sixteen air conditioning units, three kitchen extract ducts and dormer window would not harm the amenities of the area and planning permission should be granted.

DISCLAIMER

Decision route to be decided by nominated members on Monday 20th September 2010.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>