

Delegated Report		Analysis sheet		Expiry Date:		18/08/2010	
Members Briefing		N/A		Consultation Expiry Date:		27/07/2010	
Officer				Application Number			
John Sheehy				2010/3320/P			
Application Address				Drawing Numbers			
The Iceworks 34-36 Jamestown Road London NW1 7BY				Refer to draft decision			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Installation of 9 air conditioning units within acoustic enclosures on the roof of the office/residential building.							
Recommendation:		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	93	No. of responses	7	No. of objections	5
				No. electronic	0		
Summary of consultation responses:		<p>Site notice displayed from 2nd of July to 23rd of July.</p> <p>The occupiers of the following properties objected to the application: Flat 36, 38, 69, 72 Gilbey House, 38 Jamestown Road; Flat 11 36 Jamestown Road. In summary the following points were made:</p> <ul style="list-style-type: none"> • Disturbance to habitable rooms and to external terraces within neighbouring properties as a result of noise pollution; • Doubts expressed as to whether the amenity of neighbours can really be safeguarded as a result of the application; • Proposal would compromise views from main windows of neighbouring flats; <p>The occupiers of the following properties wrote in support of the application: Flat 1 and Flat 14, 36 Jamestown Road, expressing their support for investment in the complex.</p>					
CAAC/Local groups comments:		Regents Canal CAAC: "the CAAC requests perspectives of the proposed roof extension from key areas; the impact and visibility from the Canal is not clear at present. More information is required before this application can be properly considered".					
Site Description							
The application relates to a recently constructed part-four, part five-storey mixed use building on the northern side of Jamestown Road with office floorspace fronting onto Jamestown Rd and flats at the rear overlooking Regent's Canal. A courtyard is located between the blocks to the front and the rear. The proposal relates to the flat roof of the five-storey office element of the building. To the west of the site along Jamestown Road is Gilbey House, a six-storey Grade II Listed residential building. To the east of the site is a 4-storey office building. The site is located within the Regent's Canal Conservation Area.							

Relevant History

December 2000 Planning permission granted for demolition of the existing buildings on the site and the erection of a building on part-7, part 5 floors to provide 14 self-contained flats and Class B1 floorspace together with 14 car parking spaces, refs. PE9900778 & CE9900779.

April 2006 Planning permission granted for extension at roof level to provide new lift and glazed link to top floor of office building, ref. 2006/0635/P.

June 2006 Planning permission granted for additions and alterations including installation of plant, enclosure and associated works at roof level, extract duct on north elevation rising from ground floor to roof level in connection with restaurant at ground floor level and 8 no. satellite dishes at roof level, ref.2006/1427/P.

October 2007 Planning permission granted for retention of a handrail at roof level as an amendment to planning permission dated 28th June 2006 (ref 2006/1427/P) for additions and alterations including installation of plant, enclosure and associated works at roof level, extract duct on north elevation and 8 no. satellite dishes at roof level, ref. 2007/3175/P.

July 2009 Application for installation of a generator on the roof of office/residential building –withdrawn by the applicant, ref. 2009/2518/P.

The acoustic report provided with this application referred to a chiller unit (2006 application) and not the proposed emergency generator.

May 2010 Planning permission refused for installation of 10 air conditioning units and backup generator with accompanying acoustic enclosures on the roof of the office/residential building, ref. 2010/1784/P. Reasons for refusal:

“The applicant has failed to adequately demonstrate that the proposed air conditioning plant would meet the Council’s standards on noise with respect to the nearest residential window, and would therefore not be detrimental to the amenity of the nearest residential properties, contrary to policies SD6 (Amenity for neighbours and occupiers), SD7 (Light, noise and vibration pollution) and SD8A (Disturbance from plant and machinery) of the London Borough of Camden Replacement Unitary Development Plan 2006.”

And

“The proposed air conditioning units and accompanying enclosure, by reason of their size, location at the front of the property and solid (louvred) finish, would add significant visual bulk to the front of the roof. This would be detrimental to the appearance of the roofscape, the profile of the building in views along Jamestown Road and the character and appearance of the Conservation Area, contrary to policies B1 (General Design Principles), B3 (Alterations and Extensions) and B7 (Conservation Areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.”

Relevant policies

Camden Development Plan 2006

SD6 Amenity for occupiers and neighbours
SD7B Noise/vibration pollution
SD8 Disturbance
B1 General design principles
B3 Alterations and extensions
B7 Conservation Areas

Camden Planning Guidance 2006

Regents Canal Conservation Area Statement

LDF Core Strategy and Development Policies

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

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

Assessment

Proposal: installation of 9 air conditioning units with acoustic enclosures on the roof of the building.

These would be located as follows:

- Six A/C units within a new acoustic enclosure measuring 1.9m H x 5.1m W x 3.6m L set back by 4.65m from the front roof of the building;
- One A/C unit set within an existing semicircular enclosure at the rear of the roof of the front block; and
- Two A/C units located in a new acoustic enclosure measuring 3.65m L x 2.2m W x 2.0m H on the roof of a section of the building linking the front and the rear blocks.

Assessment

Impact on Neighbour Amenity

An Acoustic Report prepared by EMTEC Sound Engineers has been submitted in respect of the proposed air conditioning units. This Report demonstrates that the application would meet Camden's noise criteria in relation to the nearest residential window to each of the 3 proposed air-conditioning locations. The Council's Environmental Health officers have examined the Report and confirmed that Camden's noise criteria would be met. A further condition has been attached to the decision notice to ensure that noise emissions from the plant achieve the required standard.

Two new A/C enclosures would be located on the roof of the building. Given the scale, location and position of the enclosures they are not considered to result in a loss of sunlight, daylight or outlook to occupiers of neighbouring properties.

Design/ Impact on the Conservation Area

Camden's guidance with regard to roof additions states that such additions should be subordinate to the building being extended in terms of scale, form and location and should not be prominent or obtrusive in views from nearby streets or open spaces, particularly in long views. The detailed design of roof additions, including materials, should be sympathetic to the character and appearance of the host building and the surrounding area. In order to reduce their prominence, roof additions should normally be set well away from the sides, eaves and ridges of the roof. Within Conservation Areas roof additions should preserve or enhance the character and appearance of the CA.

The roof of the application property is prominent over long views from the western end of Jamestown Road, looking eastwards. The previous application proposed a large enclosure at the front of the roof set back from the front corner of the building by 1.0m. This would have been prominently visible in long views along Jamestown Road and the application was refused on this basis.

In the current proposal, the Air Conditioning units within the acoustic enclosure on the front of the roof would be set back by 4.65m from the front corner of the roof. Given this degree of set-back, the proposal is not considered to impinge on views along Jamestown Road and not to add any significant visual bulk at the front of the roof. The proposed addition is not considered to harm the appearance of the roof and the profile of the building. As a result the proposal is considered to preserve the character and appearance of the CA.

No issues are raised with design or location of the A/C units located further to the rear of the roof slope.

The A/C units would be located on the roof of the front block facing Jamestown Road and on the roof of a section of the building linking the front and the rear blocks. These locations are set well away from the canal and would be largely screened by the residential block facing the canal. Due to their size and location, as well as the layout of the site, the proposed A/C units would have minimal impact on views from the canal.

Conclusion

Officers are of the view that the applicant has fully addressed the reasons for refusal of the previous application and it is recommended that planning permission be granted.

Recommendation: grant conditional permission.

DISCLAIMER

Decision route was decided by nominated members on 16th August 2010. For further information see

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