

**DISCLAIMER**

Decision route to be decided by nominated members on Monday 7<sup>th</sup> September 2009. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	10/09/2009
		N/A / attached	<b>Consultation Expiry Date:</b>	19/08/2009
<b>Officer</b>			<b>Application Number(s)</b>	
Elizabeth Beaumont			2009/0095/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
21 Willoughby Road London NW3 1RT			Please refer to 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>				
Retention of two air conditioning units, trellis screening and the erection of acoustic screens to side wall of dwelling house (class C3).				
<b>Recommendation(s):</b>		Grant planning permission		
<b>Application Type:</b>		Full Planning Permission		

<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>03</b>	No. of responses	<b>01</b>	No. of objections	<b>01</b>
			No. Electronic	<b>00</b>		
<b>Summary of consultation responses:</b>	Site notice expired on the 19/08/2009  <u>No. 23 Willoughby Road – Object</u> - would create an intrusive element to the living space around our home. Are there not alternative measures which would have a reduced impact? (Please refer to paragraphs 2-2.2 and 3-3.21)					
<b>CAAC/Local groups* comments:</b> <small>*Please Specify</small>	<b>The Heath and Hampstead Society</b> – Object for the following reasons; <ul style="list-style-type: none"> <li>• The screening proposals will not prevent unacceptable noise and fumes reaching the adjoining house. The negative effects will be especially noxious (see below)</li> <li>• What is the point of an A.C. in this position? Why not open the window. (see below)</li> <li>• This must be contrary to Camden's policies in air quality as well as constituting a nuisance to neighbours. (see paragraph 3.1-3.2)</li> </ul> <u>Officer's comments</u> – The units control the temperature of the large two storey building and basement level. The unit is an air conditioning unit so would not involve the production of fumes.					
<b>Site Description</b>						
The site is located on the west side of Willoughby Road. The site comprises a large detached two storey single family dwelling house with loft conversion and basement. The property is located in the Hampstead Conservation Area and designated as contributing to its character. There are no listed buildings in close proximity to the site.						
<b>Relevant History</b>						
12/04/2006 – <b>p.p. granted</b> (2006/0543/P) for erection of part single part two-storey rear extension with creation of basement floor below, to provide additional accommodation for dwelling house.						
<b>Relevant policies</b>						
<b>Camden UDP (2006)</b> SD6 (Amenity for occupiers and neighbours) SD7 (Noise and vibration pollution) SD8 (Disturbance from plant or machinery) B1 (General design principles) B3 (Alterations and extensions) B7 (Conservation areas)						
<b>Camden planning guidance (2006)</b> Hampstead Conservation Area Statement						

## **Assessment**

### **1 Proposal**

- 1.1 Permission is sought for the retention of two air conditioning units, trellis screening and the installation of an acoustic screen to the side of no 21. There is a splayed gap between numbers 21 and the adjacent property number 23, the acoustic units are positioned within this gap.
- 1.2 The units are two outdoor acoustic units measuring 0.8m wide, 0.7m high and 0.3m deep installed one above each other. The neighbouring property, No. 23 is in close proximity to No. 21. The front elevations of the two buildings almost touch and then extend at different angles towards the rear creating a 'v' shape gap or splayed gap. This gap is not visible from the street scene.
- 1.3 The proposed acoustic screens would comprise a vertical screen to the open side of the plant area and a horizontal roof. The external skin of the roof would be constructed from marine ply with waterproof felt and the vertical hinging screen will be ply covered with timber trellis painted green to match the existing trellis. There is an existing garden shed at ground floor level positioned within the splayed gap between numbers 21 and 23.

### **2 Design**

- 2.1 The units are currently screened by a timber trellis painted green measuring 1m wide and 2.5m high positioned on the flat roof of the garden shed. The proposed acoustic screen to the rear would be painted green to blend with the trellis. Any views of the proposed screened units would be extremely limited to the rear gardens of the two properties and as such it is not considered that the units and associated screening would be a prominent form of development. It is considered that the acoustic screen and the trellis would serve to screen the units from the rear gardens and from views from above. The units and screen would have not impact on the front elevation of the building or wider streetscene as they would not be visible between the two buildings. It is considered the wooden trellis screen and acoustic screen are sufficient to screen the units and are acceptable additions that do not detract from the character of the building or the character and appearance of the wider conservation area.
- 2.2 It is considered that the units, trellis screen and the proposed acoustic screen would not have a detrimental impact on the character of the building or the character and appearance of the conservation area and would comply with the Hampstead Conservation Area Statement.

### **3 Amenity**

- 3.1 An Acoustic Report dated May 2009 was submitted as part of the application. The report concludes that the noise emissions of the two units would be slightly above the requirement set by Camden Council guidance and recommended further mitigation. A partial acoustic enclosure has been proposed in order to control the noise emissions. The proposed screen has an infill of 50mm thick controlled density mineral wool retained by an inner skin of steel and fibre glass tissue bonder to the rear of the street.
- 3.2 The submitted acoustic report concludes that with the enclosure in place the units would be in

compliance with the noise criterion established by Camden Planning Guidance 2006. A condition would be attached to any permission granted recommending that the screens are in place within an appropriate timescale from the date of any permission granted and retained permanently thereafter. It is therefore considered that the proposed units would not harm the amenity of neighbouring occupiers or residents.

**Recommendation** – Grant planning permission