

Delegated Report		Analysis sheet		Expiry Date:		13/02/2009	
		N/A		Consultation Expiry Date:		13/01/2009	
Officer				Application Number(s)			
Eimear Heavey				2008/5549/P & 2008/5067/L			
Application Address				Drawing Numbers			
6 Gloucester Gate London NW1 4HG				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of external condenser unit at ground floor level in connection with single family dwelling house (Class C3).							
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	06	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 23/12/2008 until 13/01/2009 – no responses received.					
CAAC/Local groups* comments: <small>*Please Specify</small>		Regents Park CAAC – no response at time of writing report. English Heritage – no objection					
Site Description							
None relevant.							
Relevant History							
The application site comprises a Grade II Listed property situated west of Regents Park and east of Gloucester Gate Mews. The site is located within Regents Park Conservation Area.							

Relevant policies

LBC Replacement UDP 2006

S1/S2 – Sustainable Development

SD1 – Quality of Life

SD6 – Amenity for occupiers and neighbours

SD7 – Light, noise and vibration pollution

B1 – General Design Principles

B3 – Alterations and Extensions

B6 – Listed Buildings

B7 – Conservation Areas

Camden Planning Guidance 2006

Regents Park conservation Area Statement

Assessment

Proposal

Planning Permission and Listed building consent is sought to install a new external air conditioning fan coil unit to the ground floor rear wall of a grade II listed building in Regents Park Conservation Area.

Main Planning Considerations

- Impact of the proposal on the character and appearance of the Listed Building and on the surrounding Conservation Area; and
- Impact of the proposed development on the amenity of occupiers and neighbours

Impact on Listed Building

The proposed new pipework would breach the rear wall at low level before accessing an existing internal service riser within the Kitchen at the rear of the building. The pipework would then travel a short distance within a surface mounted conduit before attaching to a wall mounted internal unit located above the head of the door in the kitchen.

Internally the kitchen contains no features of any architectural or historic interest. The installation of the conduit and internal unit is not considered to harm the proportion, layout or decorative interest of the utilitarian space and is therefore considered acceptable from an historic building point of view.

Externally the small unit would be located in an unobtrusive location at the rear of the property. The loss of fabric is negligible. The unit is not considered to harm the special architectural interest of the listed building and would preserve the character and appearance of the Regents Park Conservation Area.

Amenity for occupiers and neighbours

The submitted acoustic report indicates that unit would only be in operation between 7am and 11pm and that the proposed air conditioning unit would not have a significant impact upon the local ambient noise climate and is in accordance with BS 4142: 1997 standards. The Council's Environmental Health department have reviewed the acoustic report and requested that certain conditions be attached to the permission to ensure that the standards are maintained. In light of this it is considered that the proposed unit would therefore not have an adverse impact on neighbouring properties with regards to noise. Furthermore, the proposed unit would not result in a loss of privacy or daylight/sunlight and would not cause any issues with regards to overlooking or outlook.

Conclusion: The proposed location of the air conditioning unit is considered to be sympathetic to the Listed Building and would not harm its architectural interest and hence would not harm the surrounding Conservation Area. The unit is not considered to cause any amenity issues and conforms with the relevant policies and with Camden's Planning Guidance.

Recommendation: Grant Planning Permission and Listed Building Consent

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