

DISCLAIMER

Decision route to be decided by nominated members on Monday 25th February 2008. For further information see <http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	11/01/2008
		N/A / attached	Consultation Expiry Date:	30/01/2008
Officer			Application Number(s)	
Victoria Lewis			2007/5358/P	
Application Address			Drawing Numbers	
Prospect Cottage Holly Mount Steps Heath Street London NW3 6UG			See decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of an air-conditioning unit to rear flank wall at ground floor terrace level.				
Recommendation(s):		Grant		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	02	No. of objections	02
			No. Electronic	00		
Summary of consultation responses:	<p>Two representations have been received objecting to the proposal on the following grounds:</p> <p>Noise and disturbance to Prospect House – <u>officer response</u> – an acoustic report has been submitted which indicates noise output would fall within acceptable levels. A condition is recommended.</p> <p>Loss of enjoyment of an adjacent terrace and garden – <u>officer response</u> – noise output would fall within acceptable levels.</p> <p>Harm to the appearance of the conservation area – <u>officer response</u> – the proposed unit would not be widely visible.</p> <p>Impact upon 69 Heath Street has not been considered – <u>officer response</u> – the acoustic report has been revised take into account the impact on this property. There would be no unacceptable levels of noise or disturbance.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>Hampstead CAAC has commented as follows:</p> <p>Object to the application. We consider the assumption on the hours of use (18:00-20:00) is totally unrealistic. There is therefore considerable risk of noise nuisance from this installation – <u>officer response</u> – noise output from the proposed unit would fall within the Council's noise threshold criteria.</p>					

Site Description

2-storey dwelling house adjoining a narrow alleyway which connects Heath Street with Holly Mount; it is flanked by Prospect House on this alley and the rear of properties in Heath Street. Its rear roof is visible over the flat roof of nos. 63-67 Heath Street from street level. It has a pitched roof and gable front and rear end walls. At rear is a small roof terrace projecting out behind the rear of Prospect House and overlooking Holly Hill. Located in Hampstead CA and defined as making a positive contribution to the CA.

Relevant History

2007/4159/P - Installation of an air-conditioning unit on flat roof – WITHDRAWN.

2006/5894/P - Remodelling of rear elevation at first floor level to set back the rear gable wall and create a new roof terrace with railings adjoining this and to partially extend the flat-roofed element over the existing roof terrace, plus creation of new basement to provide additional accommodation for dwelling house – GRANTED 7th March 2007.

5.9.05- pp granted for erection of 1st floor rear extension with cantilevered terrace and erection of roof lantern.(not implemented)

Relevant policies

SD8 – Disturbance
B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas
Camden Planning Guidance 2006
Hampstead Conservation Area Statement

Assessment

Overview

Planning permission is sought for installation of an air-conditioning unit to the rear of the building on a terrace at first floor level. It would measure 0.9m x 0.32m x 1.34m high.

The principle material considerations in the determination of this application are as follows:

- Design
- Amenity

Design

The proposed unit would be largely concealed from view by a brick wall partially enclosing the terrace. It would not be widely visible from the public realm and the character and appearance of this part of the Conservation Area would be preserved.

Amenity

The nearest residential property to the proposed unit is 69 Heath Street which has windows in its rear elevation at a distance of approximately 3m. An acoustic report has been submitted which indicates that noise output from the unit would fall within the Council's noise thresholds set out in Appendix 1 to the UPD.

Recommendation

That planning permission be granted, subject to conditions.