

DISCLAIMER

Decision route to be decided by nominated members on Monday 17th December 2007. 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:	06/09/2007
		N/A / attached	Consultation Expiry Date:	22/8/2007
Officer			Application Number(s)	
Hugh Miller			2007/3458/P	
Application Address			Drawing Numbers	
115 - 117 Regent's Park Road London NW1 8UR			L499; L500; L501; L502 and Noise impact assessment report no: R2489-1	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of two a/c condenser units and a satellite dish on roof of building (Class C3).				
Recommendation(s):		Granted		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p>No response.</p> <p>Site Notice displayed 2/8/2007 –No response.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Primrose Hill CAAC</u>: Object.</p> <p>The proposal is contrary to the objectives of the UDP for sustainable development, UDP S1, SD9C and B1. Global warming makes use of air-conditioning in such insulation and protection from solar gain to make such a requirement unnecessary.</p> <p>This is a modern extension, still under completion: it should have adequate insulation and protection from solar gain to make a requirement unnecessary. The proposal should be refused.</p> <p>Officer comment</p> <p>The applicant states that internal solar reflective blinds would be installed to further control summer time heat gain and mitigate the need for reliance on the air conditioning plant other than in extreme circumstances. Moreover, whilst it may be desirable to restrict air conditioning units on residential buildings they are difficult to resist with current UDP policies.</p> <p><i>, “The air conditioning unit is solely for the purpose of reducing temperature in the hottest periods of the summer in the event of overheating –a problem not uncommon to highly insulated top floor residential accommodation”.</i></p>					

Site Description

A basement plus 4-storey building comprising self-contained flats. The building is bounded on the south side by King Henrys Road and Regents Park Road to the south east. The building is located within Primrose Hill C.A.

Relevant History

The building has a long planning history.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

RDD –2006

B1 –General design principles

B3- Alterations & extensions

B7- Conservations areas

SD6 - Amenity for occupiers & neighbours,

SD7B –Noise & vibration pollution

CPG 2006:

Section 14: Roof and terraces –Roof alterations and extensions.

Assessment

The main issues are i) design, ii) the impact on the appearance of the building & the C.A., iii) neighbour amenity.

The application proposes the following:

- ✓ installation of two a/c condenser units and a satellite dish on roof of building,

Two Daikin outdoor condenser units (model 5MXS90E7V3B) would be located on the flat roof of the application building and abut the existing raised parapet wall at roof level. The closest window to habitable room is located approximately 6m from the condenser units.

The units can operate in 'daytime' and night-time' modes. The noise survey results has shown the following:

Daytime (36-41) dB =- 5dB;

Night-time (27-37) dB =- 5dB.

The above results shows that a minimum of 5 dB below background level can be achieved at the nearest noise sensitive windows in the residential properties.

The proposed units will be located at the northern end of the site at first floor level on top of an existing flat roof. In terms of noise and disturbance, the proposed plant is in accordance with the Council's requirements and it is considered that its location at the roof level is unlikely that the proposed plant will impact detrimentally on the amenity of neighbours by way of noise or disturbance. To ensure that impact on residential amenity is minimised a further condition limiting the hours of operation of the air conditioning units is attached.

Moreover, the applicant states, "*The air conditioning unit is solely for the purpose of reducing temperature in the hottest periods of the summer in the event of overheating –a problem not uncommon to highly insulated top floor residential accommodation*". The applicants add that internal solar reflective blinds to further control summer time heat gain and mitigate the need for reliance on the air conditioning plant other than in extreme circumstances will be installed. Officers consider that their retention however are not easily enforceable.

The proposed units would not be visible from the public realm and as such it is considered that the plant unit will have no detrimental effect upon the character and appearance of the building neither would it impact on the C.A.

The proposed satellite dish would be located on the roof, fixed to the existing raised parapet which would obscure it from view from the surrounding street.

Neighbour amenity

The proposed units are in accordance with the Council's requirements in terms of noise and disturbance and it is considered that the proposed plant would unlikely to detrimentally effect the amenity of neighbours by way of noise or disturbance. Furthermore, the proposed plant would only operate intermittently and during the hot summer months.

Notwithstanding this, it is considered that a condition to regulate noise levels would suffice.

Approval is recommended.