

<b>Address:</b>	3-4 Prince Albert Road London NW1 7SN		
<b>Application Number:</b>	2007/0695/P	<b>Officer: Carlos Martin</b>	
<b>Ward:</b>	Camden Town with Primrose Hill		
<b>Date Received:</b>	<b>09/02/2007</b>		
<b>Proposal:</b> Installation of air conditioning system comprising 3 internal units at ground floor level and 3 external units in the lower ground floor lightwell to side of property.			
<b>Drawing Numbers:</b> Site Location Plan PAR4a/SLP.01; 01 Photo Sheet; DAIKIN outdoor aircon unit features; drawing no. PAR4a/S.01; -P.01 B; -S.05; -P.05; A/C 1; A/C 2; & Acoustic Assessment Ref:07141/001/ch.			
<b>RECOMMENDATION SUMMARY: Grant Planning Permission subject to conditions.</b>			
<b><u>Related Applications</u></b> <b>Date of Applications:</b>	<b>Listed Building Consent x 2</b> <b>05/12/2006</b> <b>09/02/2007</b>		
<b>Applications Number:</b>	2006/5499/L 2007/2906/L		
<b>Proposals:</b> <ol style="list-style-type: none"> <li>1. Internal refurbishment, installation of comfort cooling to three of the office areas, alterations to the office W.C facilities at ground floor and installation of new heating systems throughout.</li> <li>2. Installation of air conditioning system comprising 3 internal units at ground floor level and 3 external units in the lower ground floor lightwell to side of property.</li> </ol>			
<b>Drawing Numbers:</b> Site Location Plan PAR4a/SLP.01; 01 Photo Sheet; DAIKIN outdoor aircon unit features; drawing no. PAR4a/S.01; -P.01 B; -S.02; -P.02 A; -S.03; -P.03 A; -S.05; -P.05; -P.06; A/C 1; A/C 2; & Acoustic Assessment Ref:07141/001/ch.			
<b>RECOMMENDATION SUMMARY: Grant Listed Building Consent</b>			
<b>Applicant:</b>		<b>Agent:</b>	
Floral Holdings 4 Prince Albert Road London NW1 7SN		Gerry Rogerson St Elmo West Street West Malling KENT ME19 6QX	

## ANALYSIS INFORMATION

Land Use Details:			
	Use	Use Description	Floorspace

	Class	
Existing	B1/C3	740m <sup>2</sup>
Proposed	B1/C3	740m <sup>2</sup>

## OFFICERS' REPORT

**Reason for Referral to Committee:** Referred to Development Control Committee as it was deferred by Members at Members Briefing.

### 1. SITE

- 1.1 The application site relates to a three-storey plus basement detached double fronted property situated at the east end of Prince Albert Road, within the Primrose Hill Conservation Area. The property is a mixed-used office and residential Grade II Listed Building with offices on the lower and upper ground floors and four flats above at first, second and third floor level.

### 2. THE PROPOSAL

- 2.1 Installation of air conditioning system comprising 3 internal units at ground floor level and 3 external units in the lower ground floor lightwell to side of property.
- 2.2 Internal refurbishment, installation of comfort cooling to three of the office areas, alterations to the office W.C facilities at ground floor and installation of new heating systems throughout.

### 3. RELEVANT HISTORY

- 3.1 2004: LBC granted for internal & external alterations & refurbishment works including replacement entrance gates & installation of air-conditioning units at no 3 Prince Albert Road Ref. 2003/1605/L.

### 4. CONSULTATIONS

#### Statutory Consultees

#### Conservation Area Advisory Committee

- 4.1 Primrose Hill CAAC: Object to the proposals on the grounds of failure to meet the objectives of UDP S1 (sustainable development) and B1 (general design principles). Global warming makes the use of air conditioning in such situations as this wholly unacceptable. There is no reason why offices in this scale in a building of this type should require it.
- 4.2 Officer's comment: While the operation of air-conditioning units would increase energy consumption, their impact would not be as significant as to justify a refusal

on grounds of global warming and there are no precedents of other air-conditioning applications refused on these grounds. In terms of noise and vibration, the proposal meets the thresholds set in policy SD8A and would not result in loss of amenity for neighbours, subject to the Council's model noise condition and a restriction on the operating hours of the units.

### **Adjoining Occupiers**

	<b>Original</b>	<b>R1</b>
<i>Number of letters sent</i>	7	0
<i>Total number of responses received</i>	0	0
<i>Number of electronic responses</i>	0	0
<i>Number in support</i>	0	0
<i>Number of objections</i>	0	0

- 4.1 No response from neighbours.

## **5. POLICIES**

### **Replacement Unitary Development Plan 2006**

- 5.1 SD6 – Amenity for occupiers and neighbours (*complies subject to conditions*).  
SD8 – Disturbance (*complies subject to conditions*).  
B1 – General design principles (*complies*).  
B3 – Alterations and extension (*complies*).  
B6 – Listed buildings (*complies*).  
B7 – Conservation areas (*complies*).

### **Other Relevant Planning Policies**

- 5.2 Camden Planning Guidance.  
5.3 Primrose Hill Conservation Area Statement.

## **6. ASSESSMENT**

- 6.1 The principal material considerations in the determination of this application are: Impact on Listed Building; impact on conservation area; impact on neighbours' amenity; and impact on sustainability.
- 6.2 This Grade II listed building forms part of a group of 15 related detached and semi-detached villas, dating from the mid 19<sup>th</sup> century and was probably built by J Guerrier and P Pearse. This particular building forms part of a substantial semi-detached pair. The site is also located within the Primrose Hill Conservation Area.

- 6.3 The proposal is for the installation of air conditioning to no. 4, including three condensor units located within the lightwell on the side elevation of the building. These will be fixed to the outer wall of the lightwell rather than the listed building itself and will be concealed in general views of the building. Internally, fan coil units will be installed within the rooms, with pipework run between the joists or against the skirting boards where the alignment of the joists does not make this possible.
- 6.4 In addition, three modern doors are to be replaced with sympathetic panelled fire doors. This is considered acceptable. Over the upper floors of the building, a new boiler is to be inserted in the kitchen of each of the four flats. These will necessitate the insertion of four flues of a diameter of 225mm into the rear elevation of the building. This is relatively concealed and the flues are not considered to have a detrimental impact.
- 6.5 These proposals are relatively minor in nature and are not considered to harm the special architectural and historic interest of the listed building or the character and appearance of the conservation area.
- 6.6 In terms of neighbours' amenity, the acoustic report accompanying the applications shows that the Council's noise criteria at the closest Regal Lane receptor (nearest residential window located approximately 7.3m away) are marginally exceeded during the day and evening. A scheme of attenuation is proposed which will ensure that the Council's criteria are met during daytime. The criteria for noise levels at night-time are significantly exceeded and the scheme of attenuation will not address this. Therefore, a condition to protect residential amenity should be applied restricting the operation of the 3 units to 08.00hrs-23.00hrs, for the reason stated above.

## **7. CONCLUSION**

- 7.1 It is recommended that Planning Permission and Listed Building Consent be granted subject to conditions.