

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>30/03/2007</b>	
		N/A		<b>Consultation Expiry Date:</b>		<b>05/03/2007</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Bethany Arbery				2006/5075/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
199 - 201 Haverstock Hill London NW3 4QG				Refer to draft 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>							
Installation of 9 air conditioning units in acoustic enclosure at roof level in connection with first floor offices.							
<b>Recommendation(s):</b>		<b>Grant conditional permission.</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions:</b>							
<b>Informatives:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>61</b>	No. of responses No electronic	<b>04 00</b>	No. of objections	<b>04</b>
<b>Summary of consultation responses:</b>		<p>A site notice was displayed from 12/02/07 to 05/03/07.</p> <p>The occupiers of nos. 3 and 8 Hillfield Mansions, Haverstock Hill and nos. 3A and 3G Tagore House, Glenoch Road have raised objection on the following grounds:</p> <ul style="list-style-type: none"> <li>No objection so long as they are turned off when they are closed; and</li> <li>Noise pollution.</li> </ul> <p><u>Response:</u> The proposed air conditioning units are proposed to operate from 08.00 to 20.00; however, as the applicant would like the flexibility of operating the units outside those hours, should employees be working outside normal office hours, they have carried out a 24-hour noise assessment. The acoustic report which has been verified by Environmental Health Officers concludes that, subject to the provision of a 1.5m high acoustic screen (which is to be secured via condition), the units would comply with the standard noise condition which requires that they are inaudible at the nearest noise sensitive window over the proposed hours of operation (that being 24-hours).</p>					
<b>CAAC comments:</b>		<p><b>Belsize CAAC</b></p> <p>No objection on the condition that London Borough of Camden Environmental Health are satisfied that the plant will not cause noise disturbance.</p> <p><u>Response:</u> Environmental Health Officers are satisfied that the plant will comply with the Council's standard noise condition which will ensure that it does not cause a disturbance to local residents.</p>					

## Site Description

The application site is located on the south-west side of Haverstock Hill between its junctions with Glenoch Road and Belsize Avenue. The building forms part of a development which dates from the 1970s and is in retail, restaurant and cinema use at ground floor level, with residential (Hillfield Mansions) and office use on the upper floors. The building is not listed, but is situated within the Belsize Conservation Area.

## Relevant History

### **2005/3000/P**

Planning permission was granted on 16.09.05 for the installation of an external plant to side/rear ground floor level of a supermarket.

### **9101314**

Planning permission was granted on 25.06.92 for the erection of a microwave antenna 0.688m in diameter at the rear of the building on the roof.

## 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.

### **London Borough of Camden adopted Unitary Development Plan (2006)**

S1/S2 - Sustainable development  
SD6 - Amenity for occupiers and neighbours  
SD7(B) - Noise/vibration pollution  
SD8(A) - Disturbance from plant and machinery  
B1 - General design principles  
B3 - Alterations and extensions  
B7 - Conservation areas

### **Camden Planning Guidance (2006)**

### **Belsize Conservation Area Statement (2003)**

## Assessment

### Proposal

Planning permission is sought to install 9 air conditioning units on the roof of the building. The units are 7 x Mitsubishi FDCVA151HEN, 1 x Mitsubishi FDCVA201HEN and 1 x Mitsubishi FDCVA302HEN. The units are to be located on the north-west side of the roof adjacent to the roof of 11-21 Hillfield Mansions. The nearest residential accommodation is located on the third floor of building (Flat 19) which is located immediately north-west of the site. This is two floors below the location of the air conditioning units.

The submitted drawings indicate that there are 6 existing units on the roof of this building. It is not clear when or if these were granted permission; however, it is likely that they have been there for more than 4 years and would therefore be lawful.

### Revisions

The original submission did not take into account the potential noise impact on residential windows at Hillfield Mansions; the acoustic report has been revised in order to address this. The proposed units were originally to be unscreened; the proposal has since been amended to include acoustic screening.

### Design Issues

The proposed plant, because it is set away from the front elevation of the building, will not be visible from street level or in long views of the building from Haverstock Hill. It is only marginally visible in views from Glenloch Road. The units will be visible from the upper floors of neighbouring buildings, in particular those to the rear and on the opposite side of Haverstock Hill. It is therefore considered that the proposed plant should not be permitted unless adequate screening is provided. The proposal includes the provision a simple louvred screen. The drawings indicate a screen of 1.2m in height, but it will need to be 1.5m in height in order to adequately reduce noise levels, which is the predominant reason for its provision. The proposed screening is considered to be acceptable, it will barely be visible from street level or in long views of the building, and will provide an improvement on the existing situation in terms of views from neighbouring properties.

### Amenity Issues

The applicant has submitted an acoustic report in support of their application. The report has been prepared by Acoustics Plus Ltd. The report identifies the nearest residential accommodation to the application site as being Hillfield Mansions and Tagore House, which are located adjacent and to the rear of the site. The nearest window at Hillfield Mansions is 4.5m below the flat roof, approximately 4.5m from the nearest air conditioning unit. The proposed air conditioning units are to operate 08.00 to 20.00 daily. The acoustic report assesses the existing background noise level over a 24-hour period. The lowest recorded background noise level was 48dB(A). A design criteria of 43dB(A) has been set for the proposed plant to ensure that it complies with the standard noise condition. The proposed air conditioning units operate at a level of 48dB(A) at the nearest noise sensitive property identified by the applicant. The proposed plant will therefore require attenuation to meet the noise condition. The report recommends an acoustic barrier around the units, it needs to be at least 1.5m in height and there should be a gap of at least 350mm from the units to allow adequate ventilation. Environmental Health were asked to verify this report; they have confirmed in writing that subject to the provision of the acoustic screening they are satisfied that the proposed plant can comply with the standard noise condition which will ensure that they do not cause noise disturbance to the occupiers of neighbouring properties. The drawings indicate that the screening is only to be 1.2m: it is therefore recommended that a condition be imposed requiring the screening to be increased in height to 1.5m.

### Recommendation

Grant conditional permission.

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