

Development Management
6th Floor
Camden Town Hall Extension
Argyle Street
London, WC1H 8EQ

Dear Sir,

angelofilomeno.com
Building, Planning & Management
10A Hillcroft Crescent
Wembley Park
Middlesex
HA9 8EE
Tel: 07859 040890
Email: mail@angelofilomeno.com

10th September 2014

128 Regent Park Road, London, NW1 8XL- Aesthetic Lab -- Planning application for installation of heat pump/air conditioning units to rear basement yard and repaving of private forecourt area including toughened glass cover to existing basement access grill.

This application is further to the current change of use application (No.2014/3016/P). The details associated with the installation of the external condenser units , repaving and glass cover were originally included in the above application but were removed to expedite the main application for change of use.

This application covers the items removed from the earlier application and includes the pdf files, listed below, as attachment to this email.

A fresh application has been submitted via Planning Portal (ref:) and the following pdf files were attached:

- Completed application forms
- Completed CIL form :
- letter and statement
- Site Plan :
- Block Plan :
- Existing Ground Floor Plan
- Existing Basement plan
- Existing section
- Existing Rear Elevation
- Proposed Basement Plan - Condenser position
- Proposed First Floor Plan - Walk on glass position
- Proposed Section -Condenser and walk on glass
- Proposed Rear Elevation - Condenser position
- Accoustic Report
- Acc rep check list & condenser spec
- Acc rep sound meter details

The planning application fee of £385 has been included.

Site Description

The application site comprises part of a four storey terrace. The existing commercial unit is located at ground and basement levels and there are two flats above which are accessible via a separate entrance.

The site forms part of the Regent's Park Road Neighbourhood Centre. The area has a vibrant mix of uses including shops and restaurants.

Planning History

Very Recent change of use at basement and ground floor levels from retail (Class A1) to beauty, health and medical (sui generis) use. (2014/3016/P)

Application Proposals

It is proposed to install two air conditioning VLF heat pumps at the rear basement level to provide heating & air cooling to the commercial unit and repaving of private forecourt area in yorkstone pavers with a replacement of the existing metal access grill with a obscure toughened glass cover.

Design and Access Statement

This application seeks consent for two external air conditioning units at rear basement level, repaving of private forecourt area and replacement glass cover to the basement access grill.

Amount, Scale and Layout

Two condenser units are proposed to the rear which will measure 735mm x 936mm x 300mm. These are required to ensure adequate air cooling and heating for the commercial premises.

The area of paving proposed to the front covers the forecourt and reflects the paving of other units in the terrace.

The glass cover which will be in obscure anti-slip toughened glass will ensure adequate natural light to the basement and provide for dry and weather proof premises.

Appearance and Landscaping

The proposed yorkstone pavers have a dark grey appearance which will complement the colour of the neighbouring forecourt pavers at No.130.

Access

The access to the building is not affected by this application as the paving will provide a flat surface as existing. The loading access to the basement the metal grill provided no longer being in use.

Planning Policy

The statutory development plan for the London Borough of Camden is comprised of the adopted Core Strategy (2010), Development Policies (2010) and the Site Allocations Local Development Document (2013). The Site Allocations policies map identifies the site as falling within the Primrose Hill Conservation Area and Neighbourhood Centre.

Policy CS5 sets out that the Council will protect the amenity of Camden's residents and those working in and visiting the borough by:

- a) making sure that the impact of developments on their occupiers and neighbours is fully considered;
- b) seeking to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities; and
- c) requiring mitigation measures where necessary.

Development Policies Policy DP12 seeks to manage harm to amenity by using planning obligations and conditions to address issues regarding noise, vibration, fumes and the positioning of plant and machinery.

Development Policies Policy DP26 states that noise and vibration levels, along with odour and fumes will be considered amongst others, in order to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

Development Policies Policy DP28 seeks to control and manage noise and vibration to ensure proposals do not generate noise pollution. It states that permission will only be granted for plant or machinery if it can be operated without causing harm to amenity and does not exceed Camden's noise thresholds.

The application is supported by a Noise Assessment. The assessment included a site visit and ambient noise monitoring. The report concludes that Camden's noise standards will be met as the plant noise will not be greater than 5 dB(A) less than the existing level when measured one metre from the nearest residential window which is the first floor flat.

Policy CS14 confirms that the Council will require the highest standard of design that respects local context and character. Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings and archaeological remains should be preserved and enhanced.

Development Policies Policy DP24 states that all developments, including alterations, will be of a high standard of design and consider the character and proportions of the existing building.

Development Policies Policy DP25 deals with heritage. It states that only development within conservation areas that preserves and enhances the character and appearance of the area should be permitted. Core Strategy Policy CS14 also requires development of a high standard of design that reflects local context and character, and which preserves and enhances heritage assets and their settings, including conservation areas.

The proposed paving will complement the conservation area as it will complement the other forecourts in the terrace, providing a visual improvement when compared with the existing hardstanding. The two condenser units are discretely located and should therefore be considered acceptable.

Heritage Statement

The Conservation Area Statement sets out that Regent's Park Road is the principal road in the sub-area. It curves along its entire length and is wide with groups of diagonal parking bays. This road is

commercial in character, falling within a designated Neighbourhood Shopping Centre, with a large number of small shops and cafes.

The property is set back behind a private forecourt area which is to be repaved to match adjacent premises.

The condensers are discretely located to the rear and therefore have an acceptable visual impact.

Conclusion

The two key planning considerations to be considered in this application are: visual impact on the existing building and the conservation area; and impact on the residential amenity of surrounding occupiers.

In terms of residential amenity, a supporting Noise Assessment has been provided as part of this application, and this confirms that the proposals will comply with Camden's noise criteria and will not have any adverse impact on the amenity of surrounding residential properties.

In terms of the visual impact on the existing building and the conservation area, the condensers are discretely located at basement level and therefore have an acceptable impact.

I trust that the information enclosed is sufficient and I look forward to hearing from you once this has been registered.

Yours faithfully

Angelo Filomeno