

Delegated Report		Expiry Date:	25/06/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
106 Kilburn High Road London NW6 4HY		2014/2564/P			
Proposal(s)					
Lowering of ATM, replacement of entrance doors with glazed sliding door and replacement of 3x AC units and repositioning of 4 x AC units at second floor level on Birchington Road and rear elevation.					
Recommendation(s):		Grant planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed		Date posted	21 days elapsed
Press notice	n/a		Site notice	n/a	
Date sent		21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	1/5/14	22/5/14	25	-	-
Consultation responses (including CAACs):	No responses received.				
Site Description					
The site is a 4 storey building on the corner of Kilburn High Road and Birchington Road. The site is occupied at ground floor by a bank with ancillary accommodation on the upper floors.					
Relevant History					
EN05/0795: Air conditioning units without planning permission. <u>Case closed 13/11/2009</u> Immune through time period This case was initially reported in August 2005 Following a site visit it may have been the case that the units had already been in position greater than 4 years. The owner's agent responded to a letter requesting for a retrospective application and principally agreed to remove some redundant units and make an application. A planning application was submitted in April 2008 but was invalid. The units are now definitely time exempt. 2008/1821/INVALID: Upgrade and re-positioning of external condensers to 2nd and 3rd floor flat roofs. Application was withdrawn by the council as further info. was not submitted: 01/09/2010					

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

London Plan 2011

NPPF 2012

Assessment

Proposal: Permission is sought for the following

- The repositioning of 3 Daikin condensers and the erection of 3 replacement Daikin condensers on the 2nd floor elevation following the removal of 2 existing condensers. One existing condenser would remain in the same position.
- An existing ATM would be lowered by 0.16m and the adjacent ATM would be removed and the aperture blocked up.
- Replacement of the timber entrance doors with a single glazed sliding door
- Erection of vent grill on the Birchington Road elevation (2.75m above ground level).

Revision; Following officer's concerns air-conditioning units have been repositioned. Whilst the condensers would remain at 2nd floor level, 5 condensers would be located lower down on the side wall facing Birchington Road and 2 condensers would be positioned on the rear elevation of the host property.

Assessment:

Design: The replacement of the entrance doors with a glazed sliding door would not harm the appearance of the host property. The removal of an ATM and lowering of the other ATM would result in a less cluttered appearance and would improve the appearance of the Kilburn High Road elevation. The replacement of glazing with a ventilation grill on the ground floor elevation would not harm any of the existing architectural features. It is noted that there is an existing vent above the adjacent door. Therefore the proposed vent would not be out of keeping.

The proposal would involve the replacement and relocation of air-conditioning condensers at 2nd floor level. It is clear from the planning history that whilst these units are not authorised, they have been in place for more than 9 years (since 2005) and therefore, are immune from enforcement action. Although the overall number of condensers is increasing by one, the appearance of the units would be improved as they would be located less prominently on the wall of the host property. The feasibility of relocating the units onto the 2nd floor flat roof has been examined. The applicant has provided photographs showing existing vents on the roof at 2nd floor level. These vents make relocation of the units onto the flat roof unfeasible. Given that the appearance of the condensers is an improvement on the existing situation, the location and number of units is considered acceptable.

Amenity:

The development includes 4 relocated condensers and 2 replacement condensers and 1 additional

condenser. The applicant has submitted a noise report. The nearest noise sensitive windows are located 21m away and belong to a residential property, 42 Birchington Road . The noise report indicates the condenser will meet the Council's criteria. A condition will be included to ensure that noise levels from the condensers will not exceed the Council's threshold. In addition, to further protect residential amenity a condition would be included requiring time-clocks to be fitted to the condensers. With the exception of the condenser serving the ATM room, the other air-conditioning condensers would be fitted with time-clocks. These would only allow the operation of the units between 8am and 6pm. The condenser serving the ATM room is required to operate 24 hours due to the nature of the ATM machines. This is considered acceptable.

Recommendation: Grant planning permission