

PLANNING, DESIGN & ACCESS STATEMENT

**21 Park Square East, London,
NW1 4LH**

Prepared For

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1 INTRODUCTION

- 1.1 This Statement is written in support of a planning application for the installation of a Comfort Cooling System and Aerials and Satellite Dish on the site.
- 1.2 21 Park Square is a Grade 1 listed building on the East Side of Park Square and backing onto Peto Place. Park Square is characterised by large dwelling houses and is located within the Regents Park Conservation Area.

PROPOSAL

- 1.3 The proposal consists of the installation of a Comfort Cooling System consisting of two separate Variable Refrigerant Volume systems, which includes 2 condenser units to be mounted in the Roof Valley. In addition Aerials and a Satellite Dish are proposed to be added behind the chimney stack.

RELEVANT PLANNING HISTORY

- 1.4 2013/0103/L and 2013/0095/P - Erection of two storey rear extension at lower ground and ground floor level in connection with existing dwelling (Class C3) Granted
- 1.5 2013/0100/L and 2013/0094/P - Enclosure of area under front entrance stairs and alterations to pavement vaults all in connection with existing dwelling (Class C3) Granted
- 1.6 2012/6805/L - Internal alterations to single dwelling house (Class C3) Granted
- 1.7 All the works included in these consents are currently underway.

2 PLANNING CONSIDERATIONS

2.1 The relevant planning policies that need to be taken into consideration include:

- The National Planning Policy Framework (March 2012)
- Camden Core Strategy (adopted November 2010)
- Camden LDF Development Policies (adopted November 2010)
- Camden Planning Guidance Documents 1 & 6 (adopted September 2013)
- Regents Park Conservation Area Appraisal (adopted July 2011)

DESIGN AND HERITAGE

2.2 The Framework highlights the importance to the design of the built environment including individual buildings.

2.3 The proposal acknowledges Policy CS14 'Promoting high quality places and conserving our heritage', which states that new development proposals must preserve and enhance Camden's rich and diverse heritage assets and their settings. This is supported by Camden Development Framework Policy DP25 'Conserving Camden's Heritage' which states that new developments should preserve and enhance the character of listed buildings.

2.4 Camden Local Development Framework Policy DP24 'Securing high quality design' emphasises the importance of respecting building styles to preserve the distinct character of the local area and retain attractive environments.

2.5 Camden Planning Guidance Policy (CPG1) 'Design' states in chapter 11 'Building Services and Equipment' that plant and machinery should be accommodated within the building structure.

2.6 The Policy also states that extra consideration should be given to the location and maintenance of units in Conservation Areas and Listed Buildings.

- 2.7 The precedent for Comfort Cooling Systems along Park Square East has been established with the planning approval and listed building consent for a similar development at number 24 (application reference 2010/6304/P & 2010/6305/L). That scheme also required the installation of roof top condenser units, which are screened by the roof structure and are located away from neighbouring properties to mitigate any impact of potential noise vibrations.
- 2.8 There is also evidence of a significant number of other aerials and satellite dishes on other roofs within the terrace similar to what is proposed here. These do not have any existing visual impact from any public view.

Photograph 1



- 2.9 The proposed condenser units, aerials and dish will be located within the roof valley of the building, shown in photograph 1. The aerials will be adjacent to the existing chimney stacks and located away from the front and rear of the roof. This allows the plant to be screened by the roof structure and will ensure there will be no visual impact on the listed building and wider Regents Park Conservation Area from any public view.

- 2.10 The Heritage Statement that accompanies this application outlines that the location of the equipment in the roof valley mitigates any visual impact on the street scene and allows easy access for maintenance. On this basis the proposal is acceptable and satisfies policies CS14, DP24 and CPG 1.
- 2.11 Regarding the interior fixtures and fittings the Heritage Statement highlights that 21 Park Square East is currently undergoing refurbishment (under work permitted by application 2012/6805/L). This has provided the opportunity to install new and upgrade existing services before wall and ceilings are reinstated to preserve the character of the property.
- 2.12 The Regents Park Conservation Appraisal emphasises the importance of preserving the character and appearance of the conservation area. Regarding the exterior mounted condenser units, the Heritage Statement highlights that the location of the units in the roof valley will preserve the historic fabric of the building. Having two small units instead of one large unit allows the units to fit into the roof valley and not be visible from public vantage points therefore preserving the character of the terrace.
- 2.13 The Heritage Statement also confirms that the installation of the aerials and dish will not involve the loss of any historic fabric and can be removed without causing any damage. They will not, therefore, damage the significance of the Listed Building.
- 2.14 On this basis the proposal is acceptable and satisfies Policies CS14 and DP25.

NOISE AND AMENITY

- 2.15 The Framework highlights the theme of new development minimising noise pollution to protect residential amenity of the neighbouring properties. The Framework emphasises the importance of new development preserving the amenity of neighbouring residents. Camden Local Development Framework Policy DP26 'Managing the impact of development on occupiers and neighbours' states that new development must take into consideration noise and vibration levels, preserving the amenity of neighbouring residents.

- 2.16 This is also supported by Camden Development Policy DP28 'Noise and Vibration' and outlined in Camden Planning Guidance Policy 6 'Amenity' Chapter 4 'Noise and Vibration' which highlights the steps required to ensure vibration is controlled and managed.
- 2.17 The noise issue is only of relevance to the condenser units. There is no impact from the aerials and dish.
- 2.18 The Noise Report highlights that the worst-case noise-sensitive locations in relation to the proposed condenser units are the windows of No's 20 and 22 Park Square East. The Noise Report also states that the installed units would be used for occasional use only during periods of hot weather. The location of the two condenser units in the centre of the roof valley ensures the units are situated away from the windows of neighbouring properties and the screening of the roof structure would help mitigate potential noise vibrations.
- 2.19 The Assessment from the Noise Report concluded that there was sufficient evidence that the noise emissions from the plant machinery would meet the Council's criteria and consequently preserve the amenity of neighbouring residents. On this basis the proposal is acceptable and satisfies Policies DP26, DP28 and CPG 6.

3 CONCLUSIONS

- 3.1 The Statement has explained the Design and Heritage and Noise and Amenity case for the proposed Comfort Cooling System, aerials and dish while considering all the relevant policies.
- 3.2 The Statement has highlighted that the proposals are compliant with design and heritage policies in the Local Development Framework and Camden Planning Guidance. The location of the development in the roof valley preserves the visual character and setting of the building and the wider Regents Park Conservation Area.
- 3.3 The Heritage Statement emphasises that the proposed scheme complies with the Local Authority Heritage Policies with the current refurbishment of the property allowing the discrete installation of the necessary cabling and units without damaging the character and historic fabric of the building.
- 3.4 The Statement has demonstrated that the position of the two condenser units is far enough away from neighbouring properties to mitigate any potential noise vibrations. The Noise Report highlights that the noise emissions from the plant machinery meet the Council's requirements and protects the residential amenity of neighbouring properties.
- 3.5 Accordingly, we invite the Council to welcome the development and grant planning permission.