

Firstplan



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Our Ref: JG/km/13113
Your Ref: PP-03535304
Email: kmatthews@firstplan.co.uk
Date: 16th July 2014

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

Dear Sirs,

115-117 REGENTS PARK ROAD, LONDON, NW11
APPLICATION FOR RETENTION OF TWO VENTS ON REAR ELEVATION

We have been instructed by our client, Cowshed Products UK Ltd, to submit the enclosed planning application for the retention of two air vents on the rear elevation at ground floor level.

The vents are required for air circulation in the property and comprise one clean air intake vent and one air out vent. It is proposed that the vents are retained with additional noise mitigation measures including replacement of the current louvres with acoustic louvres and internal measures to ensure that they meet Camden's noise standards as detailed in the Noise Assessment by RBA Acoustics.

The application is submitted online via the planning portal (ref: PP-03535304), and is comprised of the following information:

- Completed planning application forms and certificates
- Completed CIL Requirement Forms
- Site Location Plan
- Ground Floor Ventilation and Comfort Cooling Layout, ref: 0733/PRIM/M2/RD
- Previously Existing Rear Elevation, ref: 311_SGH_EL_REAR A
- Current Rear Elevation, 311_SGH_EL_REAR_2 A
- Proposed Rear Elevation, ref: 311_SGH_EL_REAR_2 A (same as current as application is retrospective)
- Noise Assessment by RBA Acoustics
- Specification for acoustic louvres
- Design and Access Statement, included within this letter

- Payment of the requisite planning application fee of £385 has been made online via the planning portal.

Site Description

The application site comprises Cowshed Spa which is located at ground and basement levels. The unit is part of the 'Chesterfields' building, which is situated on the corner of Regents Park Road and King Henry's Road.

The 'Chesterfields' building is four storeys with basement and comprises commercial units at ground and basement levels with residential flats above. The northern end of Regents Park Road, where the site is situated, comprises a mix of shops, flats, houses and restaurants.

Planning History

Planning permission was granted in October 2013 for the change of use of the basement and ground floor of the site from retail (A1) to mixed beauty salon, retail and café use (Sui Generis) and alterations to the shopfront including a new awning (2013/5610/P). There is a condition on this consent prohibiting primary cooking and the cafes menu has been devised to comply with this accordingly.

Application Proposals

It is proposed to retain two vents on the rear elevation of the building at ground floor level, with the addition of noise attenuation measures as set out in the Noise Assessment. This includes restricting the fan to operate at a low speed and installing acoustically lined plenum and installing acoustic louvres to the same size as the existing vents as per the submitted specification.

Design and Access Statement

Use

This application solely seeks consent for the retention of two vents to serve the ground floor of the unit. The premises already benefits from lawful Sui Generis Class use and no change of use is proposed by this application.

Amount and Scale

The application proposes the retention of two vents at ground floor level. These pieces of equipment are required to provide sufficient fresh air circulation to the ground floor level.

Layout and Appearance

The two vents are sited either side of a window which is situated on the ground floor of the rear elevation. They are flush with the rear wall and should be considered to have an acceptable visual impact.

Landscaping

The application does not affect any landscaping.

Access

The access to the building is not affected by this application.

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.

Core Strategy Policy CS7 states that applications for food, drink and entertainment uses will be carefully assessed to minimise on local residents and the local area. Development Policies Policy DP12 expands on this by seeking to manage harm to amenity by using planning obligations and conditions to address issues regarding noise, vibration, fumes and the siting 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, ambient noise monitoring and a comparison of the noise levels when the vents were operating and when they were switched off. The report concludes that, provided the vents are restricted to a low speed with the proposed noise attenuation, the two vents will meet Camden's standards.

There will be no impact in terms of odour as the vents are for the fresh air circulation and there is no primary cooking taking place on site.

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 two vents are flush with the wall and have a simple design which preserves the character and appearance of the conservation area.

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 rear elevation of the building has a simple brick design with casement windows. It is not of particular historic interest and is not visible from the public realm. The two vents are discretely located to the rear and flush with the wall. They are therefore considered to preserve the character and appearance of the conservation area.

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, if the vents are restricted to operate at a low speed, the proposals will comply with Camden's noise criteria and will not have any adverse impact on the amenity of surrounding residential properties. There will be no impact in terms of odour as there is no primary cooking on site.

In terms of the visual impact on the existing building and the conservation area, the vents are discretely located and flush with the wall 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,



KATE MATTHEWS
Director

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