

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		13/10/2014	
		N/A		<b>Consultation Expiry Date:</b>		18/09/2014	
<b>Officer</b>				<b>Application Number(s)</b>			
Sam Watts				2014/5179/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
59 Mill Lane London NW6 1NB				See 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 3 x air conditioning units on the ground floor roof.							
<b>Recommendation(s):</b>		Grant planning permission.					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>19</b>	No. of responses	<b>03</b>	No. of objections	<b>02</b>
				No. electronic	<b>00</b>		
<b>Summary of consultation responses:</b>		<p>Neighbours at number 57A and 59A have objected on the grounds of noise pollution and visual blight.</p> <p>The neighbour next door at number 61 (the Yi Dao Clinic) have not objected as such but have requested that the units are only installed with due care given to adequate soundproofing.</p>					
<b>CAAC/Local groups* comments:</b> *Please Specify		N/A.					

## **Site Description**

The application site relates to a 3 storey terrace property located on the north side of Mill Lane, backing onto Orestes Mews. It comprises a commercial unit on the ground floor, which consists of a pharmacy and residential use on the upper floors. The site is not listed and does not form part of any conservation area.

## **Relevant History**

**2013/8238/P** - Erection of ground floor rear extension and installation of new shopfront. – Granted **03/03/2014**

## **Relevant policies**

### **LDF Core Strategy and Development Policies**

CS5 – Managing the impact of growth  
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  
DP28 – Noise and Vibration

### **Camden Planning Guidance**

CPG1 Design (2013)  
CPG3 Sustainability (2013)  
CPG 6 Amenity (2011)

## **Assessment**

### **Proposal:**

The proposal is for the installation of three air conditioning units to be fitted to the roof of the premises.

### **Design:**

Policy DP24 requires new development to meet a high standard of design which respects the setting, context, and the proportions and character of the existing building.

Although the new air conditioning units would be visible from adjacent residential buildings, they would not be visible from the street and would also be covered by a clean acoustic enclosure. They are not considered to have a detrimental impact on the appearance of the host building or wider surrounding area and as such are in compliance with DP24 and guidance in CPG1.

### **Amenity:**

Peak Acoustics carried out a noise monitoring survey commencing over a period from between 15.30 on 09/06/2014 and 15.30 on 10/06/2014. The conclusion was that the predicted noise levels will be within the plant noise limits set during the day and night time periods.

The Council's noise standards require that noise levels measured outside sensitive windows should be 5 dB(A) less than existing background levels and 10dB(A) where tonal. The Council's Environmental Health Team has assessed the submitted acoustic report, and has deemed it to comply with Camden's requirements set out in the LDF Core Strategy and Development Policies. A condition is recommended to ensure that the air conditioning units will continue to meet the Council's noise standards. This condition will ensure the noise levels of the machinery operate below the background noise levels at night. The proposal is therefore in accordance with DP28 which states that "the Council will only grant permission for plant or machinery if it can be operated without causing harm to amenity and does not exceed our noise thresholds".

It is also noted that the application building is in use as a pharmacy and that the equipment is not likely to be in use during night time hours. Page 3 of the acoustic report also states that the operating hours are from 09.00 to 19.00.

**Recommendation: Grant Conditional Planning Permission.**