

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	12/12/2014
		N/A		Consultation Expiry Date:	13/11/2014
Officer			Application Number(s)		
Angela Ryan			2014/6391/P		
Application Address			Drawing Numbers		
Flat 1 23 Prince Albert Road London NW1 7ST			Please see decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
<b>Proposal(s)</b>  Installation of an air conditioning unit at ground floor level in the communal gardens and associated pipework to existing flat (Class C3)					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	0	No. of objections	0
			No. Electronic	0		
Summary of consultation responses:	A site notice was displayed on 22/10/2014, expiring on 12/11/2014 and a public notice published in the local press on 23/10/2014, expiring on 13/11/2014.  No representation has been received in response to the consultation process.					
CAAC comments:	<p><b>Primrose Hill CAAC:</b> Were formally consulted and object on the grounds that climate change and the provisions for sustainable development and low-energy policy in the NPPF are being nullified by a Camden approach which ignores the cumulative harm from considering applications for air-conditioning in isolation. To minimize this harmful accumulation, the need for air-conditioning in traditional residential space, where traditional ventilation and heating is possible, needs to be proved to justify the extra burden the installations make on energy demand. Without that test, sustainable development is not being achieved, and the NPPF is being flouted.</p> <p><b>Officer's response:</b> See section 4 in this report</p>					

## Site Description

The site comprises an eight storey 1960's red brick building located on the north side of Prince Albert Road. The building is sub-divided into flats. The ground floor flat to which this application relates is located on the west side of the building.

The predominant land use in the area is for residential purposes, and there are public open spaces located in close proximity to the north-west and south of the site (Primrose Hill and Regent's Park).

The site is not listed but lies within the Primrose Hill Conservation Area. The building has been identified as making a negative contribution to the character and appearance of the conservation area.

## Relevant History

### Planning history:

11/02/1963 – Permission **granted** for the erection of an 8 storey residential building comprising 1 x 2 room and 11 x 3 room flats and 2 x 6 room maisonettes. (Ref: TP23753/20260)

15/07/1986- Permission **granted** for the retention of a roof terrace and stair enclosure above flat 12 and the provision of a roof terrace and stair enclosure above flat 13, 23 Prince Albert Road (Ref: 8502187)

22/04/1994- permission **refused** for minor works of demolition at sixth seventh and roof level (Ref: 9360106)

12/08/1994- Permission **granted** for the external alterations to the main building including alterations at roof level to replace existing stair enclosure with new roof access; enclosure of balconies and glazed enclosure at 7th floor; alterations to the entrance (Ref: 9300952)

12/08/1996- Permission **granted** for external alterations to the main building including alterations at roof level to replace existing stair enclosure with new roof access; enclosure of balconies and glazed enclosure at 7th floor; alterations to the entrance(Ref: 9300952)

02/09/2014- Permission **granted** for the installation of 4 x air conditioning condenser units, timber decking and a glass balustrade, a fireplace flue and rainwater pipes, 2x rooflights and a freestanding hot tub and planters in connection with use of the roof as a terrace to existing flat (Class C3). (Ref: 2014/4027/P)

## Relevant policies

### NPPF 2012

### London Plan 2011

### LDF Core Strategy and Development Policies:

#### Core strategy:

**CS5-** Managing the impact of growth and development

**CS14** – Promoting high quality places and conserving our heritage

#### Development Policies:

**DP22-** Promoting sustainable design and construction

**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 (2013)

**CPG1 (Design)- Chapters 1, 2, 3, 5 and 11**

**CPG6 (Amenity) chapters 4 & 7**

### Primrose Hill Conservation Area Statement 2000

## Assessment

### 1.0 Proposal

1.1 The applicant proposes to install an air conditioning unit in the communal gardens located at ground floor level. The garden is used in association with the existing block of flats of which it forms a part. The part of the garden where the ac unit is to be located is enclosed by an existing boundary wall on the junction of Albert Terrace to the west and a car park to the north of the site. The condenser unit is proposed to serve two internal air conditioning units to be located in the lounge and main bedroom to the ground floor flat.

1.2 The structure, once enclosed with the timber cladding, will be approximately 0.8m high, 0.5m wide and 1.1m long. Pipework is proposed to be installed in order to connect the external and internal ac units, which will run from the proposed condenser unit along the boundary walls located to the north and west of the site and connect to the two internal units by virtue of the pipework running up the external wall of the building on the side elevation (west) of the building. The proposed pipework and electric wiring is proposed to be encased in trunking in order to minimise the impact on the building fabric.

1.3 During the course of the application the application was revised to include a timber slatted enclosure around the security guard initially proposed in order to minimise its impact on the character and appearance of the conservation area.

1.4 The key considerations are:

- Design and conservation
- Neighbour amenity
- Sustainability

### 2.0 Design and conservation

2.1 The site lies within the Primrose Hill Conservation Area and is identified as making a negative contribution to the character and appearance of the conservation area. This can be due to inappropriate qualities such as bulk, scale, height, materials and the way in which it addresses the street. The building is higher than most in the immediate area and is prominent in long views, including views from Primrose Hill. It is 8 storeys high, whilst most of the other buildings are of three to five storeys in height. The site is considered to be of very little architectural merit being a red brick uniform building that is not in keeping with the white rendered villa style properties that are a predominant characteristic of the area.

2.2 The condenser unit is proposed to be located in the corner of the communal garden adjacent to the external west boundary wall, and the northern boundary retaining wall which encloses the communal gardens to the west and north and as well as an existing car park to the north. The ac unit is proposed to be encased with a metal security grill all of which will be enclosed by an additional timber enclosure, giving the appearance of a small timber structure within the garden. Given that there is a drop in levels and the communal garden is located below street level on Albert Terrace the condenser unit and associated enclosure will not be readily visible from the street or the wider public realm. The pipework and trunking are considered to be a minor intervention and will not rise above ground floor level. As such their visual impact will be minimal. Given the above, it is considered that the proposal would not significantly harm the character and appearance of the host building or the Primrose Hill Conservation Area.

### 3.0 Amenity:

3.1 DP28 requires noise that is generated from plant equipment to be 10dBa lower than the lowest background noise. Noise levels are unable to be ascertained at this stage given that the condenser unit has not yet been commissioned. As such it is proposed to attach an appropriate condition to the decision notice to ensure that the proposal complies with the Council's noise criteria. Moreover, the Council's Environmental Health Specialist has reviewed the proposal and consider the noise condition to be appropriate in this instance.

3.2 Given the location of the condenser unit (situated approximately 3m away from the residential units), the proposal would have no significant impact on existing amenity in terms of loss of natural light, loss of privacy or outlook, or adding to the sense of enclosure.

3.3 Given the above, it is considered that existing residential amenity will not be significantly affected as a result of the proposals.

### 4.0 Sustainability

4.1 An objection has been raised in respect of sustainability and energy use at the site. Whilst it would be ideal to assess

the cumulative impact of all ac units at the site, applications have to be determined as and when they are submitted and therefore have to be considered on their individual merits. As the building has already been built c1960, it is not possible to include appropriate measures for heating and cooling within the building's fabric. As the unit is fairly small in nature it is considered that the development would not have any significant impact on climate change.

**Recommendation: Grant Planning Permission**

**DISCLAIMER**

**Decision route to be decided by nominated members on Monday 1st  
December 2014. For further information please go to  
[www.camden.gov.uk](http://www.camden.gov.uk) and search for 'members briefing'**