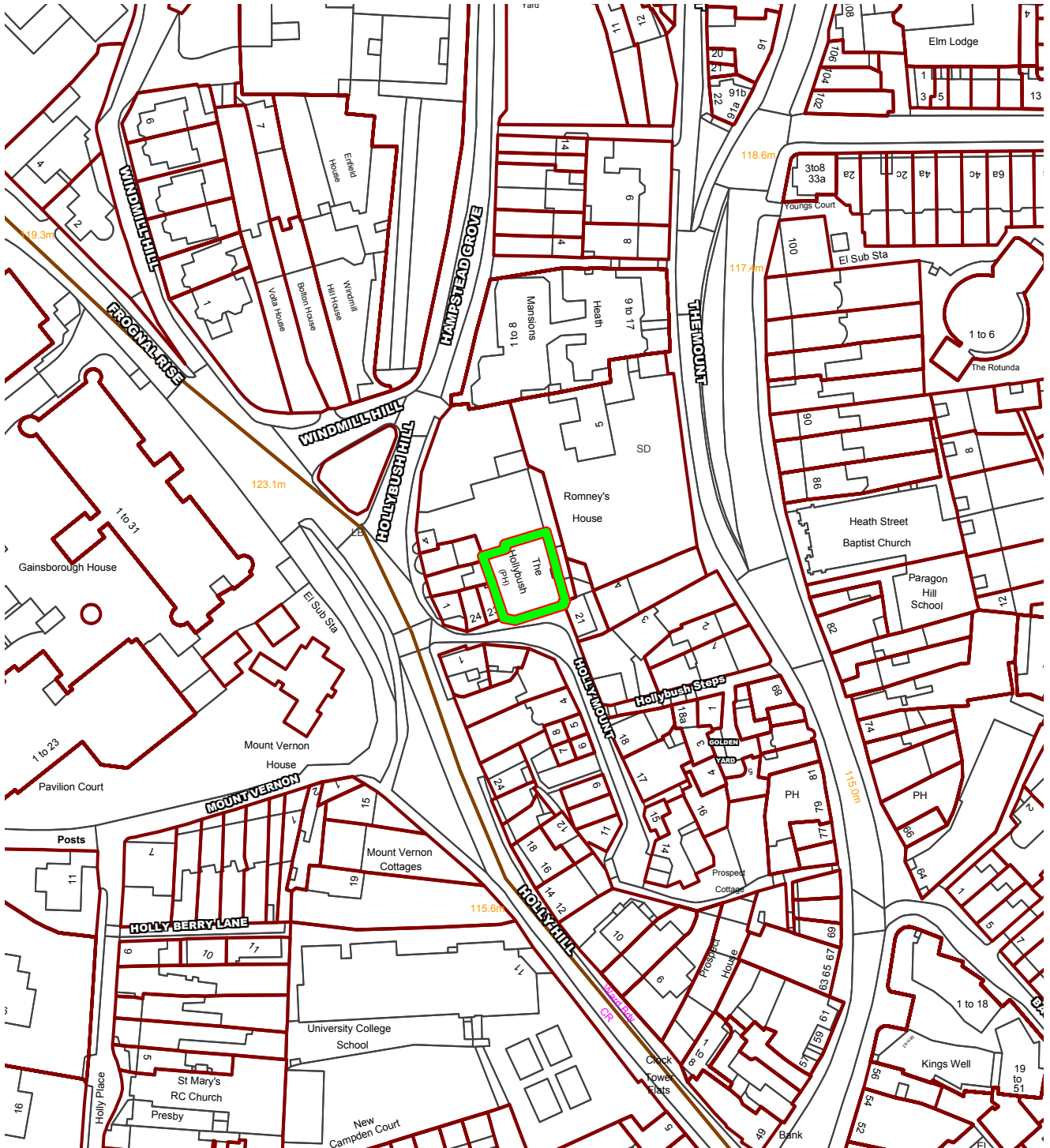


# Holly Bush Hotel, 22 Holly Mount, London, NW3 6SG

## 2014/4564/P and 2014/7141/L



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**Site Photos –**

**Photo 1: View from 21 Holly Mount towards proposed external condenser**



**Photo 2: View from 24 Holly Mount towards proposed external condenser**





**Photo 3: Location of proposed external condenser**



**Photo 4: Location of proposed internal AC unit**



<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>28/11/2014</b>
<b>(Members Briefing)</b>		N/A / attached	<b>Consultation Expiry Date:</b>	<b>11/12/2014</b>
<b>Officer</b>			<b>Application Number(s)</b>	
Jonathan McClue			(i) 2014/4564/P (ii) 2014/7141/L	
<b>Application Address</b>			<b>Drawing Numbers</b>	
Holly Bush Hotel 22 Holly Mount London NW3 6SG			Refer to draft 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>				
(i) An external condenser unit on the flat roof of the building.				
(ii) An internal air conditioning unit and bulkhead within rear dining area and an external condenser unit on the flat roof adjacent to the Romney Room and kitchen.				
<b>Recommendation(s):</b>		(i) Grant Conditional Planning Permission (ii) Grant Listed Building Consent		
<b>Application Type:</b>		(i) Full Planning Permission (ii) Listed Building Consent		

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>07</b>	No. of responses	<b>05</b>	No. of objections	<b>05</b>
			No. Electronic	<b>05</b>		
<b>Summary of consultation responses:</b>	<p>(i) A site notice was displayed from 08/10/2014 for the planning application and it was advertised in the Ham &amp; High on 08/10/2014.</p> <p>(ii) Site notice displayed from 19/11/2014 and advertised in the Ham &amp; High on 19/11/2014.</p> <p>5 written objections have been received from residents located adjacent to the application site from Holly Bush Hill, The Mount and Holly Mount. The objections are summarised below:</p> <ul style="list-style-type: none"> <li>• Existing equipment is causing intrusive noise and odour</li> <li>• Proposed external air conditioning unit would cause noise and general disturbance to neighbouring properties, particularly within gardens and to nearby windows which lie in close proximity</li> </ul> <p><b><u>Officer Response</u></b></p> <ul style="list-style-type: none"> <li>• The above objections have been addressed within the main body of the report under section 3.0 Residential Amenity.</li> </ul>					
<b>CAAC/Local groups* comments:</b> *Please Specify	Hampstead CAAC was consulted on 06/10/2014. No comments have been received.					

## Site Description

This application relates to a 3 storey grade II listed building located on the eastern side of Holly Mount. The building has a long established use as a public house and is surrounded by residential development with Romney's House to the north; The Mount to the south and Holly Bush Hill to the west. The building has had a number of alterations internally and by way of extracts and other equipment to accommodate its use.

The site is located within the Hampstead Conservation Area.

## Relevant History

### Planning

**CTP/E6/8/5/16611:** Planning permission was granted for the extension of the food preparation area and bar on 29/08/1973.

**PW9802427R2 and LW9703106R7:** Planning permission and listed building consent were granted for internal works to the ground and basement floors, the installation of 4 extract vents, a fresh air input terminal and a cooler unit on the roof on 19/11/1998.

**LWX0103482:** Listed building consent was granted for internal alterations to the front bar area on 31/07/2201.

**2013/5248/P and 2013/5328/L:** Planning permission and listed building consent were granted for the rebuilding of a chimney to accommodate a new kitchen extract duct, a new air intake to rear first floor window, internal alterations to the first floor kitchen and ground floor, an extract and other kitchen equipment and the insertion of a dumb waiter on 11/12/2013.

### Enforcement:

**EN12/0717:** Enforcement inquiry against unauthorised work to the listed building involving a rear flue. The breach was closed after planning permission and listed building consent were granted through 2013/5248/P and 2013/5328/L.

## Relevant policies

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

#### Core strategy:

CS1 (Distribution and growth)

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

#### Development Policies:

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 (CPG) 2011 & 2013:**

CPG1 (Design): Chapters 1, 2, 3, & 4

CPG6 (Amenity): Chapters 4 & 7

#### **Hampstead Conservation Area Statement 2001**

## **Assessment**

### **1.0 Proposal**

1.1 Planning permission and listed building consent are sought for an internal air conditioning unit and bulkhead within the rear dining area and an external condenser unit. The external unit would be located on the flat roof of the building (on the eastern elevation) adjacent to the Romney Room and kitchen.

1.2 A noise report has been submitted by a qualified acoustic engineer in addition to a Historic Building Impact Assessment regarding the impact on the listed building.

#### Revisions

1.3 Revised plans were submitted on 06/02/2015 to reduce the size of the internal and external units.

1.4 The internal alterations include a false bulkhead that would be constructed along the wall line. On the bulkhead a high level wall mounted air conditioning unit would be attached and painted to match the internal wall colour. Pipework would run across the ceiling void through to the flat roof to the east. The air conditioning unit would have a height of 300mm, a length of 1050mm and a depth of 240mm.

1.5 The external condenser unit would be located on the flat roof of the building on the eastern elevation. It would have a height of 775mm, a length of 900mm and a depth of 351mm. The unit would be located behind an existing timber up stand located above the parapet.

### **2.0 Impact on Listed Building and the Character and Appearance of the Hampstead Conservation Area**

#### Internal Air Condition Unit, Bulkhead and Pipework

2.1 The internal air conditioning unit has been reduced in size following discussions with the Council's Heritage and Conservation Officer who now finds the proposal acceptable. It would be located within the rear/secondary space of the building within a room that has had a number of modern intrusions and additions. As the works would take place within the periphery of the building and would be minimal additions that have been designed to be in keeping with the interior, it is not considered that this part of the proposal would harm the building's special interest and that its historic fabric would be preserved. Furthermore, due to the nature of the existing use it is considered that any minor harm that may be caused would be outweighed by what would modernise the function of the building and allow for the long established use to continue.

#### External Condenser Unit

2.2 The revised external condenser is considerably smaller than the one which was originally proposed. This has met the satisfaction of the Council's Heritage and Conservation Officer. The condenser unit would be set below and behind a wooden parapet at first floor level and adjacent to an existing extractor machine which was granted permission under 2013/5248/P and 2013/5328/L. The proposed condenser would only be visible from within the principal room on the first floor and would be screened from the neighbouring properties by the wooden parapet. In addition, mature vegetation

and hedges would further screen the unit. In the context of the listed building this is considered acceptable and it is not considered that a material level of harm would result to its special and historic interest.

2.3 As the external element would be screened from public and private views, it is considered that it would preserve the character and appearance of the Hampstead Conservation Area.

### **3.0 Residential Amenity**

3.1 While the objections received from adjoining occupiers have been taken into account, any existing noise issues must be investigated through separate enforcement action and should not be considered as part of this application. The proposed condenser units have been assessed under a submitted noise assessment which has been reviewed by the Council's Noise Officer.

3.2 The submitted 'Noise Assessment' was undertaken using the criteria from BS 4142:1997: 'Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas' and the measurement practice was done in accordance with the principles of the BS 7445-1:2003 – 'Description and Measurement of Environmental Noise - Part 1: Guide to quantities and procedures'. The condenser noise levels heard at the neighbouring property at 4 Holly Bush Hill are predicted to be 8 dB below background levels and would therefore be unlikely to result in any adverse effects on those occupiers. On this basis, no mitigation measures are considered necessary. The condenser noise levels at 6 The Mount are predicted to be 14 dB below background levels which is also acceptable in accordance with policy DP28.

3.3 The Council's Noise Officer assessed the submitted acoustic details and found them to be acceptable, subject to a planning condition ensuring that the external noise level emitted from the air conditioning unit would be lower than existing background noise by at least 5 dB. This condition would mean that if future issues resulted from the development that the Local Planning Authority could take enforcement action.

3.4 Furthermore, the proposal has been revised since the 'Noise Assessment' and the new units are smaller with a lesser output of noise. Technical details of the units have been submitted to confirm this.

3.5 In addition to the above considerations, the unit would only be likely to be used for short periods during the summer months. Notwithstanding this, even prolonged use would not result in an undue level of harm to any of the neighbouring occupiers.

### **4.0 Conclusion**

4.1 The proposed air conditioning and condenser units are not considered to significantly detract from the special interest or setting of the listed building and they would preserve the Hampstead Conservation Area. Concerns from local residents have been taken into account, however, an acoustic assessment has been submitted that complies with policy DP28 and has met the satisfaction of the Council's own Noise Officer. Therefore, permission for the proposals is recommended.

**5.0 Recommendation:** Grant Conditional Planning Permission and Grant Listed Building Consent

### **DISCLAIMER**

**Decision route to be decided by nominated members on Monday the 23rd of February 2015.**  
For further information please click [here](#)



LAP Architects & Interior Designers  
123 New London Road  
Chelmsford  
Essex  
CM2 0QDApplication Ref: **2014/7141/L**  
Please ask for: **Jonathan McClue**  
Telephone: 020 7974 **4908**

14 February 2015

**DRAFT**

Dear Sir/Madam

**DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

**Listed Building Consent Granted**Address:  
**Holly Bush Hotel  
22 Holly Mount  
London  
NW3 6SG****DECISION**

## Proposal:

An internal air conditioning unit and bulkhead within rear dining area and an external condenser unit on the flat roof adjacent to the Romney Room and kitchen.

Drawing Nos: 7780/00; 7780/20 Rev A; 7780/21 Rev A; Daikin Indoor Unit FAQ-C Dimensional Drawings; Daikin Outdoor Unit RZQSG-L(3/8)V1 Dimensional Drawings; Brief Design and Access Statement; Historic Building Impact Assessment Rev A and Noise Assessment Rev 1 dated 02/10/2014.

The Council has considered your application and decided to grant subject to the following condition(s):

## Conditions And Reasons:

- 1 Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and



Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Culture & Environment

**DRAFT**

**DECISION**