

Delegated Report		Analysis sheet		Expiry Date:		15/01/2014	
		N/A		Consultation Expiry Date:		02/01/2014	
Officer				Application Number			
Aysegul Olcar-Chamberlin				2013/7482/P			
Application Address				Drawing Numbers			
37 Heath Street London NW3 6TR				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal							
Replacement of extract duct and fan to rear elevation and roof.							
Recommendation:		Grant conditional permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	05	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from 11/12/2013 to 01/01/2014. A press notice was advertised on 12/12/2013. No response has been received.					
CAAC/Local groups comments:		None					
Site Description							
The application site is a four storey end of terrace property located on the west side of Heath Drive close to its junction with Holly Bush Vale in the Hampstead Conservation Area. The property has a two storey rear extension and existing ducting in association with the ground floor A3 restaurant unit which is the subject of this application. There are residential flats above the restaurant.							

The site is within the designated Hampstead Town Centre. The surrounding area is characterised by mainly properties with commercial uses at ground floor and residential above.

Relevant History

None

Relevant policies

National Planning Policy Framework 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 – Managing the impact of growth and development

CS7 – Promoting Camden's centres and shops

CS14 - Promoting high quality places and conserving our heritage

DP12 – Supporting strong centres and managing impact of food, drink, entertainment and other town centre uses

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 2011

CPG 1 – Design

CPG 6 – Amenity

Hampstead Conservation Area Statement 2001

Assessment

Proposal

It is proposed to replace the existing ducting with more efficient ducting with acoustic attenuation at the rear. The proposal would also include a new kitchen extract fan (Helios GBD 560/4/4 T120).

Design and Impact on Conservation Area

Policy DP24 requires all development to consider the character, setting, context, scale and proportions of the existing and neighbouring buildings. Policy DP25 also states that the Council will grant planning permission for development in Camden's Conservation Areas that preserves and enhances the special character or appearance of the area. Section 11 of CPG1 suggests that building service equipment where, because of its nature, it cannot be integrated within the building should not be a dominant feature of the building and cause visual blight.

The existing duct runs through the roof of the existing rear extension and is against the rear elevation of the building. The proposed duct would be sited in the same location as the existing and it would be slightly chunkier than the existing ducting but it would not be readily visible from the public views.

The fact an existing duct is in situ is a strong material consideration to justify a replacement on this particular building, moreover the applicant demonstrates that a slightly larger duct is required in order to mitigate any environmental nuisance. On balance the protection of neighbouring amenity

outweighs any visual harm that the larger duct may create.

The rear of the terrace which the application property forms part has a utilitarian appearance with pipe works and another ducting which is similar in appearance to the existing ducting. The proposed ducting would be very similar to the existing ducting in appearance and would not significantly harm the character and appearance of the conservation area.

The fact an existing duct is in situ is a strong material consideration to justify a replacement on this particular building, moreover the applicant demonstrates that a slightly larger duct is required in order to mitigate any environmental nuisance. On balance the protection of neighbouring amenity outweighs any visual harm that the larger duct may create. On balance, the proposal is considered to be acceptable in design terms.

Neighbouring Amenity

Policy DP28 seeks to ensure that noise and vibration is controlled and managed and will not grant planning permission for development likely to generate noise pollution; or development sensitive to noise in locations with noise pollution, unless appropriate attenuation measures are provided. The Noise and Vibration Thresholds set out in Table E of this policy need to be complied in this case.

The applicants submitted an acoustic assessment report dated November 2013 to demonstrate that noise from the new equipment would be 10dBA below the prevailing background noise level at 1m outside windows of the nearest affected noise-sensitive property. According to the report the closest windows of the adjoining flats would be 5m from the location of the new fan and the lowest background noise measured as 43dB. The noise level from the proposed equipment subject to installation of a silencer is expected to be 32dBA.

The Council's environmental health officer was concerned that the distance to the nearest affected window was less than 5m and required further information. In order to address this, the applicants submitted another drawing illustrating the noise levels to the existing rear windows of the residential properties in the building. In the light of the submitted information the officer was satisfied that the proposed equipment could meet Camden noise criteria and recommended a condition for a time clock.

Subject to a recommended condition the proposal is considered not to harm the amenities of the nearby properties.

Recommendation: Grant conditional planning permission.