

Members Briefing Report		Analysis sheet		Expiry Date:		16/04/2015							
		N/A		Consultation Expiry Date:		26/03/2015							
Officer				Application Number(s)									
Nanayaa Ampoma				2015/0680/P									
Application Address				Drawing Numbers									
58 Regent's Park Road London NW1 7SX				See draft Decision Notice									
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature							
Proposal(s)													
Installation of 2x air conditioning plants and acoustic enclosures to the rear of the property (Class C3) at lower ground level.													
Recommendation(s):		Grant Planning Permission											
Application Type:		Full Planning Permission											
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice											
Informatives:													
Consultations													
Adjoining Occupiers:		No. notified		08		No. of responses		02		No. of objections		01	
						No. electronic		00					

Summary of consultation responses:

The application was publicised in the Ham and High newspaper between 05/03/2015 to the 26/03/2015 and a Site Notice was displayed at the site for a period of 21 days between 04/03/2015 to 25/03/2015.

Neighbouring properties were also notified via direct letters. Neighbour objections were received from:

- 56 Regents Park Road
- 47 Kingstown Street

These comments can be summarised as follows:

1. The air conditioning equipment should not be operated without the acoustic enclosures in place.
2. The acoustic consultants should return after the equipment has been commissioned and make measurements to show that noise levels from the equipment are at least 10dB(A) below the current LA90 levels in the worst affected location in the garden of 56 Regents Park Road. The acoustic enclosures should be modified as necessary until this goal is achieved.
3. The installation of air conditioning plants and acoustic enclosures are not necessary in a traditional house given the climate of central London.
4. Large conditioning unit would impinge on the views of neighbours and the owner of the property and are entirely inappropriate. .

Officer response: Unfortunately, the necessity of a development is not a material planning consideration. Please see section titled Design for comments on the size of the proposed units. Please see section titled Amenity for officer comments on noise. A condition will be placed on the development to ensure that the units are not used without their enclosures.

CAAC/Local groups
comments:

Cllr Patricia Callaghan: Please ensure that the development does not cause more noise in the area and that the units are not too large. As they can make quite a loud noise if they are too large, which may disturb neighbours.

Primrose Hill Conservation Area Advisory Committee: Strong objection in principle to development. The addition of an air conditioning unit in these houses is harmful to the wider objectives of reducing energy use as set out in Camden's Development Policy DP22 which seeks to implement sustainable development and minimise our carbon emissions, as further set out at 22.18 where the Council specifically states that it will discourage the use of air conditioning and excessive plant equipment. In addition to increasing the demand for energy, air conditioning and plant equipment expel heat from a building making the local climate (microclimate) hotter. We accept that there may be special circumstances, such as a medical condition, which would justify the use of air conditioning... [However]... no such justification is offered here.

Officer response: Whilst the Council strives for energy efficient development, the lack of sustainable attributes of the proposal is not, in itself, grounds for refusal in this specific instance. Details regarding the size of the units are provided in the section titled The Proposal.

Site Description

The host property is a large three storey detached house which has been finished in white render. The property has recently been refurbished. At the rear of the property there is a good sized garden with landscaping. The application site falls within the Primrose Hill Conservation Area and also has Article 4 status.

Relevant History

2015/1907/P: Installation of trellis to the rear garden of the property – **Pending Consideration**

2015/0680/P: Installation of 2x air conditioning plants and acoustic enclosures to the rear of the property (Class C3). - **Pending Consideration**

2015/0768/P: Alterations to rear elevation comprising the replacement of existing railings at ground and first floors and replacement of existing wood flooring on ground floor terrace and stair, along with the installation of light fittings in the rear garden. – **Pending consideration**

2012/5751/P: Excavation to create enlarged lower ground floor beneath front garden, erection of rear extension at lower ground and upper ground floor level with upper ground floor level terrace and steps to the rear garden, alterations to east side elevation and associated new landscaping all in connection with existing dwellinghouse (Class C3). – **Grant 19-12-2012**

2012/4042/P: Excavation of basement under front garden, erection of rear extension at lower ground and ground floor level with ground floor level terrace with steps to garden, creation of terrace at rear first floor level, alterations to fenestration and associated new landscaping all in connection with existing dwellinghouse (Class C3). – **Refused 26-09-2012**

2003/3681/P: Erection of a first floor rear conservatory and window; a second floor rear balcony with French doors and a rear parapet for a flat roof, to provide additional internal headroom to the third

floor and new rooflights. – **Grant 13-02-2004**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2015 consolidated with alterations

LDF Core Strategy and Development Policies 2010

CS5 Managing the impact of growth and development

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 (2014)

CPG6 Amenity (2011)

Primrose Hill Conservation Area (2000)

Assessment

Proposal

1.1 The application seeks planning permission for the installation of two air conditioning units to the rear of the property. The proposed units would be enclosed in two metal acoustic enclosures both measuring 1.7 metres in width, 1 metre in depth and 1.5 metres in height.

1.2 The main areas of concern are:

- Design
- Amenity

Design

2.1 Policies CS14 and DP25 require that all alterations in conservation areas and listed buildings respect and enhance the character of the area and location. The Council will only give permission to those developments that preserve or enhance the character and appearance of the area. This is further supported by policies CS5 of the Core Strategy and DP24 of the Development Policies which state that the Council will require all developments including alterations and extensions to existing buildings, to be of the highest design standard in terms of the character, setting, context, form and scale to the existing building and the general area

2.2 The two units would be situated under the existing metal balcony/stairs. They would be less than the width of the balcony. As a result, they would be hidden from the view of neighbouring properties. The proposed size of the two units are considered acceptable and of a standard size. In addition, as the proposal would not be visible at street level and would be contained within the lower and relatively small area at the rear of the property, the development would have no impact on the character of the host building or the conservation area. Therefore as required by the above noted policies, the development would preserve the character of the area.

Amenity

3.1 Under planning guidance CPG 6, all developments are required to have some regard for the

amenity of existing and future occupants. Policies CS5 (Core Strategy) and DP26 (Development Policies) state that the council will protect the quality of life of existing and future occupiers and neighbours by only granting permission for those developments that would not have a harmful effect on amenity. Such issues include visual privacy, overlooking, overshadowing, outlook, sunlight, daylight and artificial light levels.

- 3.2 The proposed units, by virtue of their size, proximity to neighbouring windows and location at low level would not result in a detrimental impact on the amenity of nearby neighbours by way of light or outlook.
- 3.3 The introduction of mechanical plant at residential sites raises issues of noise disturbance. The applicant has submitted an acoustic report and background noise survey which includes calculations of predicted noise levels to support compliance with the Council's standards. The Council's Environmental Health Officer has assessed the submitted acoustic report, and is satisfied the Council's required standards would be met, subject to the standard recommended condition regulating noise and vibration levels. As such no adverse amenity impacts are envisaged.
- 4.1 **Recommendation:** Grant conditional planning permission.

DISCLAIMER: Decision route to be decided by nominated members on 26th May 2015. For further information please go to www.camden.gov.uk and search for 'Members Briefing'