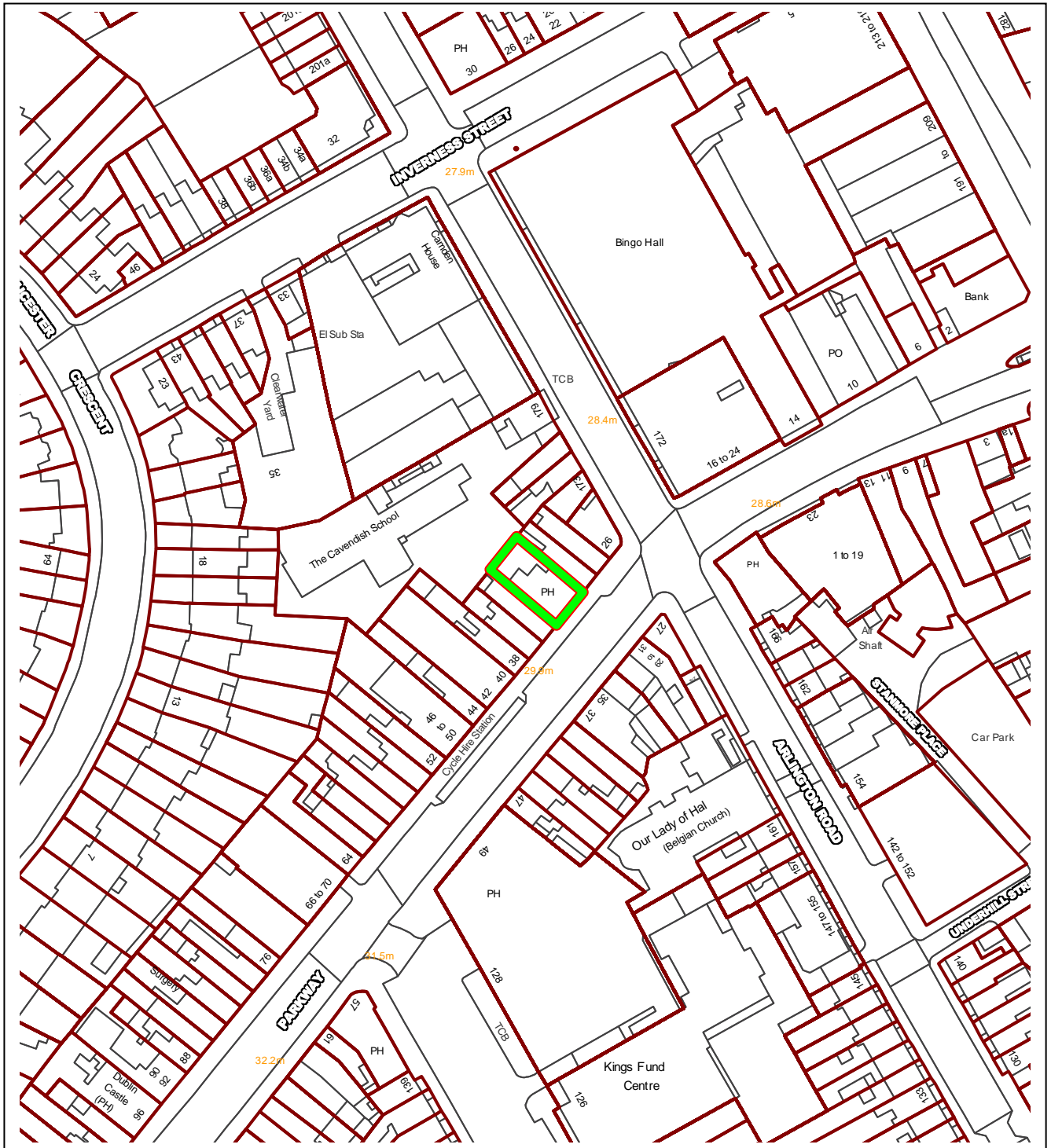


32 Parkway (2015/1254/P)



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Photo 1: View towards the rear first floor of the application site



Photo 2: Rear projection of neighbouring property no.34



Photo 3: Rear of neighbouring property no. 30



Photo 4: AC units hidden behind acoustic screens



Photo 5: Existing equipment



Photo 6: Existing equipment and acoustic screens



Photo 7: View from the rear elevation overlooking Cavendish School



Photo 8: Rear parapet of the application property partly shields the equipment

Delegated Report		Analysis sheet		Expiry Date:	24/07/2015
(Members Briefing)		N/A / attached		Consultation Expiry Date:	23/07/2015
Officer			Application Number(s)		
Laura Hazelton			2015/1254/P		
Application Address			Drawing Numbers		
32 Parkway London NW1 7AH			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of mechanical equipment associated with ventilation, air conditioning and refrigeration at roof level (retrospective).					
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	10	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>9 neighbouring properties and the Camden Town Conservation Area Advisory Committee (CAAC) were consulted.</p> <p>The application was also advertised in the local press on 02/07/2015 (expiring 23/07/2015) and a site notice was displayed between 26/06/2015 and 17/07/2015.</p> <p>No objections from neighbours were received.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Camden Town CAAC objected on design and amenity grounds:</p> <ol style="list-style-type: none"> 1. The layout of the machinery – it is visible from The Cavendish School. The units are unsightly and could be improved. 2. Air conditioning units tend to be noisy and will affect the neighbours and the school 3. The Co-op further up Parkway has air conditioning units on its rear extension which are noisy. <p><u>Officer's Response</u></p> <ol style="list-style-type: none"> 1. Please refer to section 3 below for a detailed response. 2. Please refer to section 4 below for a detailed response. 3. This property is not under consideration as part of this application and therefore cannot be commented upon. 					

Site Description

The application site is a three storey mid-terrace property located on the northern side of Parkway. The ground floor is in use as a restaurant, with the first and second floors in use for storage/staff areas.

The site is located within Camden Town Centre and Camden Town Conservation Area. The property is not listed but is described as a positive contributor to the conservation area.

Relevant History

No relevant planning history

Enforcement

EN14/0671 – Kitchen extractor fan – Awaiting planning decision.

Relevant policies

National Planning Policy Framework 2012

London Plan 2015, consolidated with amendments since 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

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 Town conservation area appraisal and management strategy 2007

Assessment

1.0 Proposal

1.1 This is a retrospective application for the installation of mechanical equipment associated with ventilation, air conditioning and refrigeration at rear first floor roof level, following enforcement investigation reference EN14/0671.

1.2 The proposal includes the retention of existing acoustic enclosures to all equipment.

1.3 The proposed operating hours for the units will be from 07:00 to 00:00 Monday to Friday, 08:00 to 00:00 on Saturdays and 08:00 to 13:00 on Sundays. The condenser unit will be in operation 24 hours a day.

2.0 Assessment

2.1 The main planning considerations in the assessment of this application are:

- The principle of the proposal and design (the impact that the proposal has on the character of the host property as well as the wider Camden Town Conservation Area); and
- Noise impact and amenity (the impact of the proposal on the amenity of adjoining occupiers).

3.0 The principle of the proposal and design

3.1 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. Policy DP25 requires new development to both preserve and enhance the character and appearance of conservation areas.

3.2 The units are located to the rear of the application site, on the roof of the ground floor extension. Due to the secluded location to the rear of the property, the units are not visible from the public realm and are seen only in limited views from the rear of surrounding properties at first and second floor level.

3.3 The rear of the application property overlooks the Cavendish School to the rear. However, the majority of the equipment is located behind the rear parapet wall and the large existing projecting roof light which helps to minimise views of equipment and its visual impact.

3.4 In consideration of DP24 and DP26, there is a general presumption that external alterations such as plant units can be unsightly by virtue of their exposed location or prominent position. In this instance, by virtue of its location to the rear elevation of the property, behind the existing parapet, and screened from views from the public realm, it is considered that the equipment is sited relatively discreetly which preserves the character and appearance of the host building and Camden Town Conservation Area. The proposal is therefore considered acceptable in design terms.

4.0 Amenity

4.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of

development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. Furthermore, Policy DP28 seeks to ensure that noise and vibration is controlled and managed, and will only grant planning permission for plant or machinery if it can be operated without causing harm to amenity and does not exceed noise thresholds.

4.2 The applicant has submitted an Acoustic Technical Report in support of the application which includes calculations of noise levels following the installation of the existing acoustic enclosures to support compliance with the Council's noise standards.

4.3 The proposed operating hours for the units will be from 07:00 to 00:00 Monday to Friday, 08:00 to 00:00 on Saturdays and 08:00 to 13:00 on Sundays. The condenser unit will be in operation 24 hours a day.

4.4 The closest noise sensitive windows are the rear first floor windows of adjoining properties 34 and 36 Parkway. The noise impact assessment measured noise levels following the installation of the noise control treatments and found no discernable difference in background noise levels when the equipment was switched on.

4.5 The Council's Environmental Health Officer has assessed the submitted acoustic report and does not object to the application with the recommendation that approval is granted subject to the standard condition that external noise levels emitted from the proposed plant equipment shall be lower than the lowest background noise level by at least 10dBA at the nearest and/or most affected noise sensitive premises.

4.6 The proposal is therefore not considered to cause harm to the amenity of neighbouring occupiers, particularly as the majority of the units will not be in operation during the night time when it is most likely to be a nuisance to neighbouring occupiers.

5.0 Recommendation

5.1 Grant planning permission subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday the 17th of August 2015. For further information please click [here](#)

Miss Rebecca Hurst
Pegasus Planning Group Ltd
First Floor, South Wing Equinox
North Great Park Road
Almondsbury
Bristol
BS32 4QL

Application Ref: **2015/1254/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

10 August 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
**32 Parkway
London
NW1 7AH**

DECISION

Proposal:

Installation of mechanical equipment associated with ventilation, air conditioning and refrigeration at roof level (retrospective).

Drawing Nos: COT10-01 Rev I; COT10-03 Rev D; COT10-04; COT10-01 Rev I; COT10-05; COT10-06, COT10-05 Rev. D; BRS.5620_01; BRS.5620_02 and Technical Report reference 140706-004A

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans COT10-01 Rev I; COT10-03 Rev D; COT10-04; COT10-01 Rev I; COT10-05; COT10-06, COT10-05 Rev. D; BRS.5620_01; BRS.5620_02 and Technical Report reference 140706-004A.

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 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 Compliance and Enforcement team [Regulatory Services], 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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