

Delegated Report		Analysis sheet	Expiry Date:	18/05/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	28/04/2016
Officer			Application Number(s)	
Carlos Martin			2016/1347/P	
Application Address			Drawing Numbers	
68 Chester Road London N19 5BZ			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Installation of air conditioning equipment at roof level.				
Recommendation(s):	Grant planning permission subject to conditions.			
Application Type:	Councils Own Permission Under Regulation 3			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	39	No. of responses	10	No. of objections	10
			No. Electronic	10		
Summary of consultation responses:	<p>Press notice published from 07/04/2016 to 28/04/2016. Site notice displayed from 06/04/2016 to 27/04/2016.</p> <p>10x objections from flats 1, 2, 3 & 7, 17 Raydon St; flat 74, Chester Road; and nos. 57, 79 & 81 Balmore St; based on the following grounds:</p> <ol style="list-style-type: none"> 1. Increase of noise and vibration levels. There seems to be no analysis of predicted noise pollution inside the building. The noise survey does not seem to address the difference between the background noise inside the Chester/Balmore buildings and whether the noise generated by the air conditioning unit would be more than 5db different from that (both with windows open and windows closed); 2. Unsightly development; 3. Proposal in conflict with Passivhaus certification; 4. The planning application is for non-residential use while which is not correct. The installation is within a residential block and this should be considered; 5. It would be good to know how often the units will be serviced and whose responsibility this will be? Since poorly maintained units can harbour pathogens, cause damage and create yet more noise/vibrations. <p><u>Officer's comments:</u></p> <ol style="list-style-type: none"> 1. The submitted noise impact report has been carried out by professional consultants in acoustics, noise and vibration and it is considered satisfactory by the Council's Environmental Health department, which recommends approval subject to conditions to restrict the use of the unit at night time, when Camden's standards would not be met. 2. Given the height of the building and the location of the unit within the roof (well away from the edges), the proposed equipment would be almost invisible from most points at ground level. 3. While Camden's development plan promotes sustainable development and renewable energy, it does not get involved in Passivhaus certification. The proposal is in line with Council's conservation and amenity policies and therefore there are no grounds to resist it. 4. The predominant residential use of the site is acknowledged and duly taken into consideration. 5. The applicant is responsible for the maintenance of the equipment. In the event that the equipment becomes a nuisance in the future, residents should contact the Council's Environmental Health department, which will take action if Council's standards are not met. 					

**CAAC/Local groups*
comments:**
*Please Specify

Dartmouth Park CAAC: No objection.

Site Description

The application site relates to the development known as Chester Balmore, a mixed use development bounded on three sides by Chester Road to the south, Raydon Street to the north-west and Balmore Street to the north, within the Dartmouth Park Conservation Area. The development accommodates residential units across three 4-storey blocks and commercial units located at ground floor level along with refuse and cycle storage. It was granted planning approval in March 2011.

68 Chester Road is one of the commercial units located at the ground floor of the block facing onto Raydon Street (Raydon block). The unit is accessed from a public space on Chester Road and also has a glazed frontage onto Raydon Street. The site is not listed.

Relevant History

2010/5478/P: Erection of 4 storey buildings (plus basement level) to provide 53 residential units (Class C3) and commercial units (482.7sqm) to include retail (Class A1), non-residential institution (Class D1), and associated cycle parking and landscaping following demolition of buildings at 58-86 Chester Road and 41-71 at Balmore Street. **Granted**, 11/03/2011.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

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) 2015, chapters 3 (Heritage), 4 (Extensions, alterations and conservatories) & 5 (Roofs, terraces and balconies).

CPG6 (Amenity) 2011, chapter 4 (Noise and vibration).

Dartmouth Park conservation area appraisal and management strategy 2009

Assessment

Proposal

1. Planning permission is sought for the installation of an air conditioning condensing unit at roof level to serve the ground floor doctor's surgery at 68 Chester Road. Pipework and cabling would run internally within an existing service riser from ground floor up to roof level. This would then connect into a dedicated unit located at roof level.
2. Under existing approved proposals for this site the air conditioning condensing equipment associated with the surgery was located in a dedicated section of the adjacent refuse storage area. However, the size of the condenser required to serve the surgery would exceed the permissible noise levels and therefore an alternative location has been sought at roof level.
3. The proposed unit is a Daikin air condensing unit, model number REYQ12T. This has a footprint of 930mm x 765mm and is 1685mm high which would increase to approx. 1800mm high once acoustic supports are installed under the unit. Access to the unit will be via the existing roof access.

Planning considerations

4. The main material planning considerations are:-
 - i) the impact of the proposal on the character of the building and the conservation area; &
 - ii) the impact of the proposal on the amenity of neighbouring properties.

Design and conservation

5. The unit will be located adjacent to existing services that project above roof level. To the north is a lift overrun that projects approximately 775mm above the existing finished roof level. Immediately to the east of the new unit are three boiler flues that project approximately 1775mm above the existing finished roof level. The air conditioning unit would be set back a suitable distance from the roof edges, ensuring that it is not visible from most points a ground level. Therefore, its visual impact would be minimal and the proposal would ensure that the character and appearance of the building and the surrounding conservation area are not harmed.

Amenity

6. A number of objections regarding potential noise disturbance have been raised by neighbours. These are discussed in the "consultations" section above. The Council's Environmental Health department is satisfied with the conclusions of the submitted acoustic report. However, as the unit only meets daytime noise criteria and no mitigation is proposed for night time use, they recommend a condition preventing the use of the proposed plant during the hours of 23:00 to 07:00 Mondays to Sundays and Public/Bank Holidays. In addition, a second condition should also be added to any permission to ensure that the external noise level emitted from plant, machinery or equipment at the development approved is lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Conclusions

7. The proposal is therefore considered to be in line with policies CS14, DP24 and DP25, which seek to preserve Camden's heritage and promote design quality, and with policy DP26 which seeks to protect the impact of development on occupiers and neighbours.

Recommendation: Grant subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 23rd May 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

