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(FG/043/PA)
28 November 2016

To Whom it May Concern,

Full Planning Application - Alterations to Flat 1, 33 Oppidans Road, London, NW3 3AG

1.0) Application property

Flat 1, 33 Oppidans Road is a garden maisonette set over the lower 2 storeys of this period house in Primrose Hill. The property has a South facing rear garden and North facing front garden.

The property is not Listed and is not in a Conservation Area.

We believe the property was constructed between 1868 and 1879 by George Pownall.

In 1993 the house was split into several self-contained dwellings (PP/930/332) and so does not now benefit from Permitted Development rights.



Front



Rear

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2.0) Brief

Our Client wishes to refurbish Flat 1, making the following external changes, to which this Application for Full Planning Permission relates:

- 1) Installation of air conditioning;
- 2) Installation of new window to rear elevation, upper ground floor;
- 3) Installation of security grilles to windows, front elevation, lower ground floor only;
- 4) Installation of screening to existing bin storage area, front garden.

These works will now be discussed in turn.

3.0) Installation of air conditioning

The two largest bedrooms, both to the rear of the property, have large south-facing windows and so suffer from excess solar gain and overheating in summer. Air conditioning (cooling only) is required to these two rooms only.

The proposed plant equipment has been carefully chosen by an environmental consultant to ensure that it meets the necessary operational performance, while minimising the existing background noise levels as effectively as possible. A supporting acoustic assessment has been submitted with the application and is detailed further below. The system will be installed so that it only functions in cooling mode.

Please refer to the existing and proposed drawings for further details on the proposed air conditioning unit's size and location.

The proposed air conditioning unit will not impact upon any access or escape routes from the building and will be accessed quarterly over the year for the purpose of maintenance and servicing.

Acoustic assessment

An accompanying acoustic assessment has been prepared by acoustic consultants Hann Tucker Associates Ltd. and is submitted as part of this application. The assessment has been completed to determine whether the plant noise emissions at the nearest noise sensitive window will be in accordance with the Camden's local guidance. The assessment demonstrates that the proposed air conditioning unit will be capable of achieving Council's specific acoustic requirements, as set out Development Management Policy DP28: Noise and Vibration, and will not affect the nearest noise sensitive window nor result in any harm to existing residential amenity nearby, in terms of undue noise, nuisance or disturbance over and above what presently exists.

Planning policy consideration

The proposal includes installation of 1no. air-conditioning unit at lower ground floor (garden) level. The proposed plant equipment will be positioned on the rear, garden-facing elevation. Due to boundary hard structures and planting the external unit will not be visible from any public or neighbouring views. The unit will be enclosed within a hardwood cladding that ensures an attractive appearance.

This we consider to be in accordance with Camden Planning Guidance CPG1 Design which notes that buildings services equipment, where possible, should be incorporated within developments appropriately; thereby ensuring minimal impact upon the surrounding built environment and preventing undue harm to neighbouring amenity.

The proposed installation of the new air conditioning unit will satisfy the Council's criteria and policy requirements in so much that when operated, the proposed unit will not cause detrimental harm to the local amenity in terms of its appearance, setting and noise. The plant proposed and encasement ensures that noise levels would remain in compliance with the Council's thresholds while in operation. The proposal would safeguard the amenities of the adjoining premises and the area in accordance with the requirements of Core Strategy Policy CS5, and Development Management Policies DP26 and DP28.

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4.0) Installation of new window to rear elevation, upper ground floor

The upper ground floor master bedroom, situated to the rear of the property, has an-suite bathroom without any windows and so suffers from poor natural ventilation and illumination.

This proposal includes the installation of a new window in the en-suite bathroom that would be located in the rear elevation at upper ground floor level, to the left hand side of the large bay window to the master bedroom.

The application property is largely similar to the neighbouring property, 32 Oppidans Road, which already has a window in the corresponding position. This proposal therefore seeks to mirror the arrangement at 32 Oppidans Road, which would therefore increase the visual symmetry between the two adjoining properties and therefore improve their visual appearance.

The proposed window would be a double glazed timber framed sliding sash window to match the existing.

The window will not give rise to any additional overlooking.

5.0) Installation of security grilles to windows, front elevation, lower ground floor only;

This application also includes proposed security grilles to windows at lower ground floor level to the front elevation facing Oppidans Road.

The grilles proposed would be to the bay window and side window to the utility only.

The grilles proposed are detailed on drawing 043 PL D as submitted as part of this application. The grilles have been designed to provide security to the windows in an attractive, unobtrusive way and will be white painted steel to match the windows and render.

There are many examples of security grilles to lower ground floor street-facing windows along Oppidans Road, including nos. 24, 25, 28 and 34.

6.0) Installation of screening to existing bin storage area, front garden.

This application also includes proposed screening to the existing refuse bin storage area in the front garden of the property alongside the pavement on Oppidans Road.

The existing arrangement is that some 3 or 4 green Camden wheeled bins are stored on the front garden, just behind the low level wall and shrubs along the front boundary. These bins are unsightly so screening is required to improve the bin storage area's appearance.

It is proposed to mirror the existing bin storage screening at 34 Oppidans Road, where timber trellis has been installed to improve the appearance from the road. It is also proposed to install trellis to the house side of the bin storage area to improve the appearance from the house.

The screening proposed is detailed on drawing 043 PL D as submitted as part of this application.

7.0) Information provided

(all submitted via Planning Portal)
Full Planning Application Fee £172
CIL Questions Form
Design and access statement and photos – this letter.

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Acoustic assessment – Hann Tucker Associates

Existing Drawings

043 PL SL; Site Location Plan; 1:1250@A3;
043 PL SP; Site Plan; 1:500@A3;
043 E 00; Existing Lower Ground Floor Plan; 1:50@A1;
043 E 01; Existing Ground Floor Plan; 1:50@A1;
043 E EL 1 2; Existing Front and Rear Elevation; 1:50@A1;
043 E EL 3; Existing Side Elevation; 1:50@A1;
043 E S A; Existing Section A; 1:50@A1;

Proposed Drawings

043 PL 00; Proposed Lower Ground Floor Plan; 1:50@A1;
043 PL 01; Proposed Ground Floor Plan; 1:50@A1;
043 PL EL 1 2; Proposed Front and Rear Elevation; 1:50@A1;
043 PL EL 3; Proposed Side Elevation; 1:50@A1;
043 PL S A; Proposed Section A; 1:50@A1;
043 PL EL D; Proposed Details; 1:10@A1;

8.0) Site visit

Please contact me directly to arrange the site visit.

Yours sincerely



Fred Gutfeld RIBA ARB DipArch BArch
Director
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