

Delegated Report		Analysis sheet		Expiry Date:		19/08/2013	
		N/A / attached		Consultation Expiry Date:		25/07/2013	
Officer				Application Number(s)			
Rob Tulloch							
Application Address				Drawing Numbers			
1-45 Beaumont Walk London NW3 4SW				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Installation of external flue terminals to elevations and roofslopes of each residential block, in association with replacement of communal heating and hot water system (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Council's Own Permission Under regulation 3					
Conditions:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	125	No. of responses	02	No. of objections	02
Summary of consultation responses:		Site notice 26/06/2013-17/07/2013 Press advert 04/07/2013-25/07/2013 23 Beaumont Walk objects not enough detail has been supplied. 9 Beaumont Walk objects <ul style="list-style-type: none"> No indication of costs involved Individual flats should pay for their own heating/hot water Insufficient information about internal pipework. Officer comment: These are not considered to be planning matters and the concerns have been referred to the District Housing Office					
CAAC/Local group comments:		Beaumont Walk Tenants and residents Association object <ul style="list-style-type: none"> Residents were not consulted prior to the application being made Proposal does not consider loss of kitchen/storage/living space or damage to cupboards No indication of how much the proposal would cost Officer comment: see above					
Site Description							
Beaumont Walk is a Council owned estate comprising 45 flats in 8x three storey blocks on the north side of Adelaide Road. The site is not in a conservation area, but borders the Eton Conservation Area to the north.							

Relevant History

2012/6862/P Installation of external pipework and cabinets to side elevation of each residential block in association with replacement of communal heating and hot water system (Class C3). Granted 28/03/2013

Relevant policies

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

Camden Planning Guidance 2011

NPPF 2012

Assessment

1 Proposal

1.1 The estate is divided up into 45 flats across eight three storey blocks. The proposal is for the installation of individual boilers and flues to each flat to replace the communal hot water and heating systems. At present each flat's heating is served by a single communal boiler, and hot water is produced via individual cylinders in each block. The proposal would provide residents with more control over their heating and provide a more efficient system.

Permission was granted on 28/03/2013 for an upgrade to the existing heating/hot water system which would have upgraded the communal boiler rather than place domestic boilers in each flat. This required external cabinets and pipework to each block running from ground to roof level. The current proposal removes the need for ducting, but requires external flues for each flat.

1.2 The main issues are:

- design
- amenity

2 Design

2.1 Each block on the estate comprises either five or six flats. It is proposed to place a domestic boiler in each flat in either the kitchen or store cupboard. The flues would exit the blocks through an external wall or through the roof, with the typical configuration being 2 flues to the front elevation, one to each side and one on the roof (5 unit block) or 2 flues to the front elevation, one to each side and two on the roof (6 unit block). The flue terminals would measure approximately 150mm in diameter and protrude 100mm from the walls or 300mm above the roofs. The flue terminals would be galvanised steel and painted black to reduce their visual impact.

2.2 The flues would have a minimal visual impact as they would be spread evenly around the external surfaces of the building, and are considered to be less visually intrusive than the previously approved pipework and are not considered to be harmful to the appearance of the estate or the character or appearance of the adjacent conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

3.1 The existing communal boiler will be removed, eliminating noise from the boiler room. The proposed boilers are designed for domestic application and not considered to cause any issues surrounding noise or vibration.

4 **Recommendation:** Grant Planning Permission