
Conservation Area Advisory Committee

Advisory Committee Primrose Hill

Application ref 2016/2173/P

Address Auden Place Nursery 1 Auden Place London NW1 8NA

Planning Officer Helaina Farthing

Comments by 05 Jan 2017

Proposal Installation of air conditioning/ventilation systems and alterations to ground floor doors (Class D1).

Objection Yes

Observations
ADVICE from Primrose Hill Conservation Area Advisory Committee
12A Manley Street, London NW1 8LT

21 December 2016

Auden Place Nursery 1 Auden Place NW1 8NA
2016/2173/P

Strong objection.

1. We object in principle to the use of cooling plant of the kind proposed which adds to energy demand and conflicts with sustainability objectives, in direct contradiction of the fundamental requirements of the NPPF. Camden's LDF at CS13 states that it is a Core objective: "to make sure that development in Camden minimises its energy use, achieves the highest possible environmental standards, and is designed to adapt to, and reduce the effect of, climate change." The application goes against this core objective which we fully endorse.

2. No adequate justification for this solution is presented in the application. Given the orientation of the building, which suggests solar gain would be minimal, and the possibility of natural ventilation, a rigorous justification should be required. We also question the period of opening in the summer months.

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3. We are very concerned by the approach to design of the installation. If it can be justified, the installation currently proposed is obtrusive and harmful to the character and appearance of the conservation area. Camden's Planning Guidance Design on building service equipment, requires the avoidance of visual blight (section 11.2) that is what is proposed here. At 11.12 Camden's guidance also states that in conservation areas "Fewer external solutions are likely to be appropriate in these locations. Installations must be in keeping with the design and materials of the building." The proposals are contrary to these objectives. Again, if the installation is justified, then the plant should be installed where it will not be visually harmful, on a roof behind a parapet, for example.

4. While we acknowledge the importance of the nursery function in the area, we are concerned at the accumulation of clutter around the building "for waste and external storage, for example" which is increasingly harmful to the appearance of the conservation area, and to the group of buildings which make up Auden Place.

5. We would be happy to see justification, and alternative proposals.

6. We have no objection to the proposed alteration to the fire door.

Richard Simpson FSA
Chair

Documents attached

No details entered

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