

Delegated Report		Analysis sheet		Expiry Date:	19/09/2017
(Members Briefing)		N/A / attached		Consultation Expiry Date:	13/07/2017
Officer			Application Number(s)		
Sofie Fieldsend			2017/3183/P		
Application Address			Drawing Numbers		
66 Pilgrim's Lane London NW3 1SN			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of 1x new air conditioning unit in the rear garden of single dwelling (Class C3).					
Recommendation(s):		Granted Subject to conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was erected on the 16/06/2017 and the consultation period expired on the 07/07/2017.</p> <p>It was advertised in the press on the 22/06/2017 and the consultation period expired on the 13/07/2017.</p> <p>No responses were received.</p>					
CAAC/Local groups* comments:	<p><u>Hampstead Conservation Area Advisory Committee (HCCAAC)</u></p> <p>Objects to the proposal on the following grounds: “Threatening harm to the CA by precedent. Rooftop units are notoriously noisy even with acoustic cladding. We consider AC units for both heating & cooling may be acceptable as efficient plant but not externally mounted. Essential full all round acoustic cladding would increase the bulk of the units. Neighbour is bound to object to the garden unit, again requiring all-round acoustic cladding to have any chance of consideration. Locate the units within the dwelling.”</p> <p><u>The Heath and Hampstead Society</u></p> <p>Responded to the first consultation with the following objection:</p> <ul style="list-style-type: none"> - Regardless of how well they are housed they will emit considerable noise in the rear gardens and particularly from the high level roof. - we are amazed that anyone should suggest placing them on the roof in full view - a disgraceful suggestion. - air-conditioning is not necessary in Victorian terrace houses - a.c uses a considerable amount of energy - passive controls like shutters or better ventilation should be encouraged. <p><i>Case Officer’s Response: The scheme has since been amended to remove the air conditioning unit from the roof, this proposal is now for 1x unit in the rear garden.</i></p>					

Site Description

The application site is a three storey semi-detached property located at 66 Pilgrim's Lane. The site is located within the Hampstead Conservation Area, and the property is not listed.

The rear garden is enclosed by an existing 2m high timber fence along the boundary with thick vegetation screening.

Relevant History

None relevant.

Relevant policies

National Planning Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development
A4 Noise and Vibration
D1 Design
D2 Heritage

Camden Planning Guidance

CPG1 Design (2015)
CPG6 Amenity (2011)

Assessment

1.0 Proposed Development.

1.1 The application proposes the installation of 1x new air conditioning unit in the Southern corner of the rear garden. The timber enclosure would measure 0.9 m width, 1.6m in depth and 0.9m height.

1.2 The original proposal included an additional 1x air conditioning unit to the roof, this element was removed from the application after discussions with the agent.

2.0 Design of Development

2.1 Policy D1 (Design) of the Camden Local Plan seeks to secure high quality design and will require development that respects local context and character; preserves or enhances the historic environment and comprises details and materials that are of high quality and which complement the local character.

2.2 Policy D2 (Heritage) of the Camden Local Plan states that the Council will resist development outside a conservation area that causes harm to the character or appearance of that conservation area.

2.3 Camden's design guidance document (CPG1) requires special consideration to be given to the installation of plant, machinery and ducting on listed buildings and in conservation areas. Fewer external solutions are likely to be appropriate in these locations. Installations must be in keeping with the building's design and materials.

2.4 The Hampstead Conservation Area (2001) statement states that when assessing air handling

units that the Council will be concerned about the siting of the equipment, particularly in visually sensitive locations and in the proximity of residential accommodation, to ensure that local amenity is protected.

2.5 The unit would be located in the Southern corner of the rear garden against the existing boundary fence and will be encased in an enclosure finished in timber slats. The enclosure will measure 0.9 m width, 1.6m in depth and 0.9m height. It is noted that the rear garden is well screened with existing vegetation and a 2m high timber fence. It is considered that the proposed location has been sensitively sited to provide restricted views of the proposal and that the chosen materials blend in with the existing garden fence to reduce the proposal's visual impact. Given the proposed corner siting, height and the existing screening in the rear garden it is considered that the proposal would not be visible from the public realm or from the gardens of the neighbouring properties.

2.6 It is therefore considered that the proposal would not have a detrimental impact on the character of the host property and the character of the Hampstead Conservation Area in accordance with Policies D1 and D2 of Camden's Local Plan (2017).

3.0 Amenity Impact

3.1 Policy A1 (Managing the impact of development) of the Camden Local Plan states that the Council will seek to protect the quality of life of occupiers and neighbours and ensure that the amenity of neighbours is protected. The factors the Council will consider include noise and vibration levels.

3.2 Policy A4 (Noise and Vibration) of Camden's Local Plan states that the Council will seek to ensure that noise and vibration is controlled and managed. This policy outlines the noise thresholds for all new and replacement plant or machinery to ensure that their operation does not cause harm to neighbouring resident's amenity.

3.3 The site is occupied by a single family dwelling house and the nearest residential neighbour is located over 15m away from the proposed unit.

3.4 A noise report was submitted to establish whether the condensing units will impact upon the nearest residential properties. This information was considered by the Council's Environmental Health Officer. It is noted that the noise report makes reference to old policies contained in London Borough of Camden Local Development Framework. However, this application was submitted before Camden's new local Plan (2017) was adopted in July and the noise report does comply with the requirements set out in Policy A1 and A4 of Camden's new Local plan and therefore is considered acceptable.

3.5 An enforceable condition will be attached to restrict the level of external noise emitted from the proposed plant.

3.6 Overall, it is considered that the development is unlikely to cause harm by way of noise and vibration nuisance to the living conditions of the occupiers of neighbouring properties in accordance with policy A1 and D1 of the Camden Local Plan.

4.0 Conclusion

4.1 Overall, the proposed 1x air conditioning unit to the rear of the building would not harm the character of the site or the character of the Hampstead Conservation Area. There would also be no harm the amenity of neighbouring properties.

5.0 Recommendation

5.1 It is recommended that planning permission be granted subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday

4th September 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.