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Our ref: 2017/6571/PRE
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Dear Ms. Ramos,

Installation of an air conditioning/condensing unit, located within an excavated plant enclosure in the south west corner of the rear garden area.

6 Templewood Avenue, London, NW3 7XA

I am writing in response to your pre-application enquiry at the above site.

1. Drawings and Documents

1.1 The following documentation was submitted in support of the pre-application request:

- Design & Access Statement - Installation of Air Conditioning Plant.
- X001 P01.
- X002 P01.
- Plant location AC.
- Google aerial photo.

2. Site Description

2.1 The site is located at 6 Templewood Avenue, Hampstead at the junction with Templewood Gardens and contains a large early 20th Century detached dwellinghouse. The property has a large side/rear garden set behind railings and a hedge. The site is located within the Redington Frognal Conservation Area. The area is characterised by large detached dwellings with an early 20th Century neo-Georgian design largely designed or influenced by Quennell, set within large gardens and on tree lined streets.

3. Proposal

3.1 This pre-application query relates to the installation of an air conditioning/condensing unit, located within an excavated plant enclosure in the south west corner of the rear garden area. The plant enclosure would measure approximately 2 m length, 1.5 m width and 1.5 m in height (0.5 m above ground level).

4. Relevant Planning history

- 10790/12094 - The erection of a summer-house - **Granted - 06/11/1951.**
- PW9802935R1 - The erection of a single storey ground floor extension fronting Templewood Avenue - **Granted - 24/05/1999.**
- 2007/5596/P - Excavation of basement accommodation under rear garden, erection of single-storey rear ground floor level glazed extension to link new basement to existing single-family dwellinghouse (Class C3) - **Refused - 16/01/2008.**
- 2010/0834/P - Conversion of garage and alterations to the rear with extension to the basement of a dwelling house (Class C3) - **Granted - 27/04/2010.**
- 2012/1976/P - Excavation of basement with associated lightwells, replacement of single storey garage and rear garden summer house, addition of two new dormer windows to north east roof slope, alterations to existing fenestration and new hard and soft landscaping, all associated with the use as residential dwelling (Class C3) - **Granted subject to s.106 - 12/10/2012.**
- 2015/7046/P - Alterations to fenestration, new single storey side extension with terrace, installation and enlargement of window on side elevation - **Granted - 01/03/2016.**
- 2015/5692/P - Variation of condition 3 (approved plans) of planning permission 2012/1976/P dated 21/10/12 for 'the excavation of basement with associated lightwells, replacement of single storey garage and rear garden summer house, addition of two new dormer windows to north east roof slope, alterations to existing fenestration and new hard and soft landscaping, all associated with use as residential dwelling (Class C3)' to remove proposed basement. Associated removal of conditions nos. 4, 5, 6, 8, 9, and 10 - **Granted subject to s.106 - 05/08/2016.**
- 2016/2963/P - Submission of an arboricultural report, as required by condition 4 of planning application ref 2015/7046/P (dated 01/03/2016) for a new single storey side extension with terrace - **Granted - 04/08/2017.**

5. Relevant policies and guidance

The National Planning Policy Framework (2012)

The London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

A3 Biodiversity

A4 Noise and vibration

A5 Basements

D1 Design
D2 Heritage
CC2 Adapting to climate change
T3 Transport Infrastructure

Adopted Camden Planning Guidance

CPG 1 Design (2015)
CPG 4 Basements and lightwells (2015)
CPG 6 Amenity (2011)

Draft Camden Planning Guidance

CPG Amenity (2017)
CPG Basements (2017)
CPG Biodiversity (2017)

Redington Frogna Conservation Area Statement (2004)

6 Assessment

Design and Heritage Impact

- 6.1 The Camden Local Plan Policy D1 (Design) states that the Council will seek to secure high quality design which respects local context and character, preserves or enhances the historic environment and comprises details and materials that are of high quality and complement the local character. Policy D2 (Heritage) states that the Council will require that development within conservation areas preserves or enhances the character or appearance of the area.
- 6.2 The Redington Frogna Conservation Area Statement (2004) states that rear gardens contribute to the townscape of the Conservation Area and provide a significant amenity to residents and a habitat for wildlife. It goes on to state that development within gardens is unlikely to be acceptable. It also states that alterations to boundaries can dramatically affect and harm the character of the Conservation Area.
- 6.3 Camden Planning Guidance 1 (Design) states that it is important for garden development to retain trees and vegetation which contribute to the character of the site and surrounding area and retain or re-introduce original surface materials and boundary features, especially in Conservation Areas.
- 6.4 The proposed plant enclosure would be located in the south western corner of the garden adjacent to the site boundary. It would be a low level structure with a height of 0.5 m above ground level and 1 m below ground level. It would also have a small footprint of 3 sq. m, measuring only 2m length by 1.5 m width. The plant enclosure would be constructed from acoustic louvres at the sides and a solid roof, which would be lined with acoustically insulated wall panels. The enclosure would have solid side walls below ground level, which would also be lined with acoustic wall panels.

- 6.5 The proposed plant enclosure would be a small and low level garden structure which would be completely screened from view from the street by the adjacent dense boundary hedge and trees. The development is therefore not considered to have a significant impact on the character of the property or neighbouring street scene and would preserve and enhance the character of the surrounding conservation area, in accordance with policies D1 and D2.
- 6.6 The plant enclosure would be sited away from trees and would only result in a small loss of garden area. The development would therefore not result in a significant impact on the character of the garden. However, the development will need to ensure the protection of nearby trees and vegetation including the hedge on the site boundary. The enclosure should therefore be set slightly off the site boundaries, to ensure it is not sited directly below the garden hedges or small trees. The submitted plans show the plant enclosure sited in a suitable position set off the boundary hedge, which should ensure the protection of the vegetation and landscaping. However, the submitted sketch section plan shows the plant enclosure located very close to the boundary, which may impact on the boundary hedge. These inaccuracies should be resolved on the plans submitted with any formal planning application. Any service runs to the plant unit should also be sited away from trees and associated root protection areas.
- 6.7 Furthermore, any temporary excavation of the soft landscaped/grassed garden areas for service runs should be replaced on a like for like basis. The provision of large areas of hard landscaping in the garden would therefore not be supported. Finally, the plant enclosure should also incorporate a green roof which would allow it to integrate better into the garden environment. Subject to these measures the development would be considered acceptable in terms of its impact on the character of the host building, rear garden and surrounding conservation area.
- 6.8 The development would appear as a low level garden structure with acoustic louvres to the sides and a solid acoustically insulated roof panel. The design of the proposed plant enclosure is considered to be suitable for this small low level garden structure and would have no impact on the character of the property or streetscene and would preserve and enhance the character of the conservation area (subject to the use of appropriate facing materials) in accordance with policies D1 and D2.

Amenity Impact

- 6.9 Policy A1 (Managing the impact of development) states that the Council will seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. We will seek to ensure that the amenity of communities, occupiers and neighbours is protected and will require mitigation measures where necessary. The factors we will consider include outlook, sunlight, daylight and overshadowing and noise and vibration levels.
- 6.10 Policy A4 (Noise and vibration) states that the Council will seek to ensure that noise and vibration is controlled and managed. Development should have regard to

Camden's Noise and Vibration Thresholds (Camden Local Plan Appendix 3). We will not grant planning permission for development likely to generate unacceptable noise and vibration impacts. We will only grant permission for noise generating development, including any plant and machinery, if it can be operated without causing harm to amenity.

- 6.11 The proposed plant enclosure would be a low level garden structure sited in the south western corner of the garden, which would have no amenity impact on neighbouring properties. The proposed air conditioning/condensing unit would be a plant unit which would generate noise during operation. As the site is located in a residential area the noise impact would need to be suitably mitigated.
- 6.12 The application has been submitted with an acoustic report prepared by ACP Ltd. The report includes a noise background survey in line with BS: 4142 to determine the plant noise criteria and provides a noise impact assessment for a proposed air conditioning/ condensing unit in line with the Council's standard noise requirements. The plant unit has the potential to operate 24hrs so the criterion is based on the lowest measured night-time value. The proposed plant would consist of a single Daikin air conditioning condensing unit, located in an excavated plant enclosure in the south west corner of the garden. The plant enclosure would contain louvres for fresh air supply and unit discharge.
- 6.13 The site is located with a quiet residential area therefore noise mitigation measures will required in accordance with Camden's noise requirements. The proposed mitigation measures are detailed in the submitted acoustic report and include 300mm deep chevron acoustic louvres or 900mm long x 30% free area attenuators complete with standard 75mm weather louvres. With these mitigation measures in place, the London Borough of Camden noise criteria will be achieved as confirmed by the calculations included in the report. The report has been reviewed by the Council's Environmental Health Officer who has raised no objection to the development subject to the implementation of appropriate mitigation measures, which would be secured by the imposition of the following condition if a formal planning application was to be approved:

The sound level from the plant shall be 10dB (15dB if tonal) below the lowest background sound level at the nearest residential receptor at any time. The mitigation measures identified in the Fixed Plant Noise Impact Assessment reference: 10858 shall be installed and maintained to ensure compliance with the above requirements.

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the Camden Local Plan 2017.

- 6.14 The submitted acoustic report assesses the impact on the side elevation, rather than the front elevation of the consulate building to the south of the site, although the front windows are likely to be closer to the proposed plant unit. This should be based on the assessment of the impact of the proposed plant unit from a position 1m outside the nearest noise sensitive window. However, in this case the Council's

Environmental Health Officer has stated that the difference between side and front elevation is likely be negligible.

Landscaping and Trees

- 6.15 Policy A3 (Biodiversity) states that the Council will protect and enhance and biodiversity. We will seek the protection of features with nature conservation value, including gardens, wherever possible. The Council will protect, and seek to secure additional, trees and vegetation. We will resist the loss of trees and vegetation of significant amenity or ecological value; will require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS: 5837:2012 *'Trees in relation to Design, Demolition and Construction'* and positively integrated as part of the site layout and expect developments to incorporate additional trees and vegetation wherever possible.
- 6.16 As already stated above, the development should retain the existing trees and vegetation which contribute to the character of the site and surrounding area; should ensure the protection of nearby trees and vegetation including the hedge on the site boundary; any service runs to the plant unit should also be sited away from trees and associated root protection areas; any temporary excavation of the soft landscaped/grassed garden areas for service runs should be replaced on a like for like basis and the plant enclosure should also incorporate a green roof.
- 6.17 In relation to the impact of the development on trees. There is a large Cedar tree located on site which provides a high level of visual amenity in the Conservation Area. The proposed plant enclosure would be sited away from this tree, therefore it is unlikely that the tree would be directly affected by the excavation required to install the unit itself. However, the proposed service routes required to and from the unit to the property and secondary site activity (e.g. soil compaction within the root protection area) could be detrimental to the health of the tree. Therefore, a full tree survey with tree protection details including an arboricultural method statement will be required with any planning application submitted, in order to fully assess the impact of the development on trees and propose suitable mitigation measures.

Transport Issues

- 6.18 Policy T3 (Transport infrastructure) states that the Council will seek improvements to transport infrastructure in the borough. We will protect existing and proposed transport infrastructure, particularly routes and facilities for walking, cycling and public transport, from removal or severance.
- 6.19 This is a small development and a Construction Management Plan (CMP) or a Highways Contribution would not be necessary. The development would not result in any other transport related impacts.

Sustainability Issues

- 6.20 Policy CC2 (Adapting to climate change) states that the Council will require development to be resilient to climate change. All development should adopt

appropriate climate change adaptation measures such as: not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems and incorporating green roofs where appropriate.

- 6.21 The development would only result in a small loss of garden space to provide the proposed plant enclosure. Any temporary excavation of the soft landscaped/grassed garden areas for service runs should be replaced on a like for like basis (no increase in hardstanding) and the plant enclosure should also incorporate a green roof. The proposed plant unit itself should also be a low energy use/low emission model if possible.

Basement Issues

- 6.22 Policy A5 (Basements) states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to: neighbouring properties; the structural, ground, or water conditions of the area; the character and amenity of the area; the architectural character of the building; and the significance of heritage assets.
- 6.23 Although the development proposes the excavation of part of the rear garden, it is a small development and the submission of Basement Impact Assessment (BIA) with any formal application would not be considered necessary.

7 Conclusion

- 7.1 The proposed plant enclosure would be a small and low level garden structure which would be screened from view from the street by the adjacent dense boundary hedge and trees. The development would therefore have no harmful impact on the character of the property or streetscene and would preserve and enhance the character of the conservation area in accordance with policies D1 and D2.
- 7.2 The sound level from the plant shall be 10dB (15dB if tonal) below the lowest background sound level at the nearest residential receptor at any time. The mitigation measures identified in the Fixed Plant Noise Impact Assessment reference: 10858 shall be installed and maintained to ensure compliance with the above requirements. This would ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment.
- 7.3 The development should retain the existing trees and vegetation which contribute to the character of the site and surrounding area; should ensure the protection of nearby trees and vegetation including the hedge on the site boundary; any service runs to the plant unit should also be sited away from trees and associated root protection areas; any temporary excavation of the soft landscaped/grassed garden areas for service runs should be replaced on a like for like basis and the plant enclosure should also incorporate a green roof. A full tree survey with tree protection details including an arboricultural method statement will be required with any planning application submitted.

- 7.4 Given the size of the development proposed, a Construction Management Plan (CMP), Highways Contribution, or Basement Impact Assessment (BIA) would not be necessary.

8 Planning application information

- 8.1 The following information would be required for a valid planning application:

- Completed application form.
- An ordnance survey based location plan at 1:1250 scale with the application site edged in red.
- Elevation and section plans at scale 1:20/1:50.
- Existing and proposed layout plans at scale 1:100/1:50.
- Existing and proposed block plan at scale 1:100/1:200
- Design and Access Statement
- Noise Assessment
- Tree Survey and Impact Assessment
- The appropriate fee of £206.

Please see [supporting information for planning applications](#) for more information.

- 8.2 It is likely that this type of application would be determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact me using the contact details below.

Yours sincerely,

Robert Lester
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Supporting Communities
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