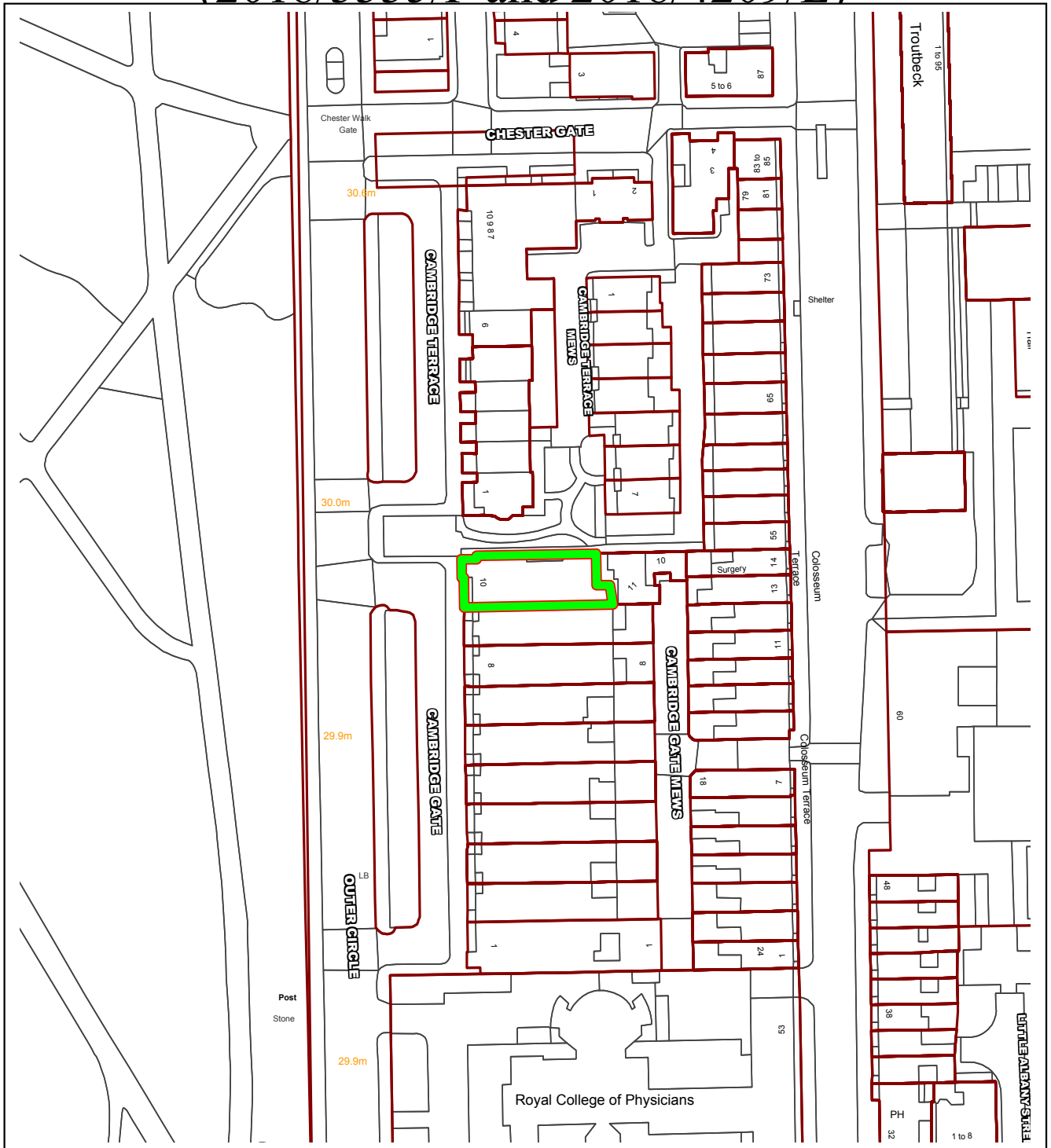


# Flat 2-3, 10 Cambridge Gate, NW1 4JX (2018/3335/P and 2018/4209/L)



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1) Birds eye view of the rear of Cambridge Gate (red showing location of proposed air con units, blue showing existing units)



2) Existing access stairs to the rear of the property

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>26/10/2018</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>30/09/2018</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Sofie Fieldsend			1. 2018/3335/P and 2. 2018/4209/L		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat 2-3, 10 Cambridge Gate London NW1 4JX			Refer to Draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
<ol style="list-style-type: none"> <li>1. Installation of 2 condenser units to the rear roof with associated acoustic enclosure.</li> <li>2. Alterations to internal layout involving works to staircase, doors, decorative features and installation of under floor heating and air conditioning; installation of 2 condenser units to the rear roof with associated acoustic enclosure.</li> </ol>					
<b>Recommendation(s):</b>		Grant Planning Permission and listed building consent			
<b>Application Type:</b>		Full Planning Permission			

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>						
<b>Consultations</b>						
<b>Adjoining Occupiers:</b>	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	<p><u>A site notice was displayed on 05/09/2018 and expired on 29/09/2018.</u>  <u>A press notice was advertised on 06/09/2018 and expired on 30/09/2018.</u></p> <p>No objections were received during the statutory consultation period.</p>					
<b>Regent's Park CAAC:</b>	<p><u>Regent's Park CAAC</u> objected on the following grounds:</p> <ol style="list-style-type: none"> <li>1) We object to the installation of air-handling equipment on the grounds that energy use should be minimized to meet the objectives of the Paris Accords and the objective of the NPPF for sustainable development.</li> <li>2) We find the reworking of the plan eccentric, and question whether it respects the original plan form. So long as original fabric is preserved and protected, we would not object to reversible changes.</li> </ol> <p><u>Officer Response:</u></p> <ol style="list-style-type: none"> <li>1) <i>Camden planning policy does not restrict the specific grant of permission for air-conditioning for domestic applications. It is considered a reasonable form of development with 2 small units which are discreetly located and are unlikely to cause significant environmental impacts. An acoustic report was submitted with the application and the impact of environmental noise has been assessed. Further discussion of climate and noise impacts of the scheme is described in sections 5 and 6 below.</i></li> <li>2) <i>See paras 4.8-4.13 below.</i></li> </ol>					
<b>Site Description</b>						
<p>1. The building forms a terrace of 10 houses constructed in 1875-77 by T Archer and A Green. Built from Bath Stone, the building is set over 4 storeys with attics and basements, thus creating a 7 storey building overall. Canted bay windows rise through the lower three storeys with bracketed cornices and central pediments. Most buildings in the terrace have been converted into separate apartments, including no. 10. Flats 2 and 3 have been converted to form one flat. The conversion has been relatively insensitive, all skirting, cornicing and doors have been lost, the plan form has also been disrupted in the rear parts of the building. However, of some significance is the principal room and the windows.</p> <p>2. The site is located within the Regents Park Conservation Area and the whole terrace is Grade II listed.</p>						

## Relevant History

**LS9704260** – Internal alterations, including the installation of a new staircase, in connection with the amalgamation of flats 2 and 3, as shown on drawing numbers RVP/1 and /6.– **Granted 16/05/1997**

## Relevant policies

### National Planning Policy Framework 2018

### London Plan 2016

### Camden Local Plan 2016

- Policy A1 Managing the impact of development
- Policy A4 Noise and vibration
- Policy D1 Design
- Policy D2 Heritage
- Policy CC1 Climate change mitigation
- Policy CC2 Adapting to climate change

### Camden Planning Guidance

CPG1 Design (2015 updated 2018)  
CPG6 Amenity  
CPG Amenity (2018)

### Regent's Park Conservation Area Appraisal and Management Strategy (2011)

## Assessment

### 1. Proposal

1.1 This application proposes the following:

- Installation of 2 condenser units to the rear roof with an acoustic enclosure.
- Internal alterations including:
  - Removal of some non-load bearing masonry walls
  - New insulated timber stud partitions to form a new simplified plan layout.
  - Opening up the windows to the existing internal courtyard which were previously boarded up internally.
  - Air cooling to the principal rooms.
  - Under floor heating
  - Relocation of the kitchen towards the north elevation to provide a combined kitchen and family room on the upper first floor level
  - Redesign of staircase altered in 1997 to combine flats 2 and 3

1.2 The main issues for consideration therefore are:

- Conservation and Design
- Sustainability
- Neighbour Amenity

### 2. Revisions

2.1 During the course of this application, the following amendments were made:

2.2. The following revisions were made to the scheme:

- Reduction in scale of acoustic enclosure and relocation closer to existing roof stair access to reduce its visibility to address concerns by Council's conservation officer
- Inclusion of anti-vibration pads annotation on the drawings as indicated in the noise report

### **3. Assessment**

3.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the listed host property, streetscene, local area and the Hampstead Conservation Area (Design and Conservation)
- The acceptability of the proposal in terms of environmental impact (Sustainability)
- The impact upon the residential amenities of any neighbouring occupier (Residential Amenity)

### **4. Design and Conservation**

4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Local Plan policy D1 are relevant to the application: development is required to respect local context and character, preserve and enhance the historic environment, comprises details and materials that are of high quality and complement the local character.

4.2. The following considerations of policy D2 also apply: the Council will require that development within conservation areas preserves and, where appropriate, enhances the character or appearance of the area and does not harm the special interest of listed buildings.

#### **Air-conditioning units**

4.3. Following concerns by officers, revisions were received reducing the scale of the acoustic enclosure and relocating the units closer to the existing external access staircase to reduce its footprint. The enclosure will measure 2.6m wide, 1.6m deep and stand at 1.1m high. The enclosure would be finished in a 'gun metal grey' polyester powder coat. It would be set back from the edge of the roof and screened by an existing parapet wall of 0.45m high.

4.4. Due to the relatively small size of the addition and the set-backs from the external elevations of the building (by 0.7m and 1.5m) and the partial screening by the existing parapet, the proposed acoustic enclosure at this height above 7 storeys would not appear unduly prominent in the context of the host building. The proposal would not be visible from the street and private views would be limited.

4.6. The revised proposed enclosure would appear as a modest addition to the terrace at roof level, and is not considered to be harmful to either the character or appearance of the listed building, terrace of adjoining listed properties or the wider conservation area.

4.7. Special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area, and to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.72 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

#### **Internal alterations**

4.8. The proposals largely involve the reconfiguration of the spaces in the rear part of the building on both the lower and upper floors. These areas have been extensively partitioned during the various flat conversions and it is not clear what the original plan form and circulation was. The proposed layout on both floors is coherent, and takes into consideration the historic fenestration and constraints of the

site, ensuring it does not compromise the significance of the building. The stairs leading from lower to upper floors are also updated but without any significant change.

4.9 It is proposed to replace the existing, skirting, cornices and doors as these are all insensitive modern additions. The replacement skirting and cornices will replicate historic detailing found in other buildings on the terrace. Mouldings will be more ornate and decorative in the principal room and simpler in the rear parts of the building. All doors will be four panelled and constructed from timber.

4.10 The doorway leading into the principal room is slightly widened within the proposals, it is noted that the opening has already been altered. The alteration is minor and is therefore not considered to be harmful.

4.11 It is proposed to remove all flooring and replace it with underfloor heating and acoustic layers with a wooden or stone top layer. This is acceptable in principle, a condition will be attached to secure details of the new stone and wood flooring.

4.12 At present the windows leading into the light well have been blocked up, the proposals are to open these windows up again to allow natural light into the flat. This is a welcome change, no alterations are proposed to the existing windows.

4.13 Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **5. Sustainability**

5.1. Policy CC2 (Adapting to climate change) states that development should adopt appropriate climate change adaptation measures, such as green infrastructure, sustainable drainage systems, green roofs, and measures to reduce the impact of urban overheating including application of the cooling hierarchy. Development involving 5 or more residential units is required to demonstrate the above in a Sustainability Statement, which does not apply to this application under consideration.

5.2 Under sustainability policies, small domestic proposals for existing dwellings are not required to incorporate sustainability measures as a condition of planning permission in the same way as new developments, although the inclusion of measures are encouraged. Likewise, the London Plan's 'cooling hierarchy' described in Policy CC2 applies to the design of new developments, but is not a requirement for domestic alterations or extensions to existing buildings.

5.3. The proposal is therefore not considered to be contrary to Camden's policies for the environment, and is acceptable in planning terms.

## **6. Neighbour Amenity**

6.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacts upon by virtue of noise or vibrations.

6.2 An acoustic report was submitted with the application, and has been assessed by the Council's Environmental Health officer. The proposals are considered acceptable in pollution terms, subject to two standard conditions to control noise levels and vibration. Revised plans were received to show the units are mounted on anti-vibration pads as indicated in their noise report. On this basis, the development would not have an adverse impact on the residential amenity of adjoining

occupiers or the area generally.

6.3 The development would not set a precedent for further development of this kind, as any new proposal would be considered on a case by case basis, and in the context of cumulative environmental noise.

6.4 The proposed development is not considered to harm the amenities of any neighbouring residents in terms of light, outlook, privacy or noise.

## **7. Recommendation**

7.1 Grant planning permission and listed building consent

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 26<sup>th</sup> November 2018, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2018/3335/P  
Contact: Sofie Fieldsend  
Tel: 020 7974 4607  
Date: 22 November 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

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[www.camden.gov.uk](http://www.camden.gov.uk)

Kerr Parker Associates  
The Granary  
Coppid Hall  
North Stifford  
RM16 5UE

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Full Planning Permission Granted

Address:

**Flat 2-3**  
**10 Cambridge Gate**  
**London**  
**NW1 4JX**

# DECISION

Proposal:

Installation of 2 condenser units to the rear roof with associated acoustic enclosure.

Drawing Nos: K1712. 01; K1712. 02; K1712. 03; K1712. 04A; K1712. 05A; K1712. 08; K1712. 09; K1712. 10; K1712. 11A; K1712. 12A; K1712. 14; K1712. 15; K1712. 16; K1712. 17; K1712. 18; K1712. 19; K1712. 20; K1712. 21; K1712. 22; K1712. 23C; K1712. 24B; Structural configuration (ref.1683) by Constructure dated May 2018 and Environmental Noise Assessment Rev.2 (ref. M4186) by Ian Sharland Ltd dated 12 October 2018.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
K1712. 01; K1712. 02; K1712. 03; K1712. 04A; K1712. 05A; K1712. 08; K1712. 09; K1712. 10; K1712. 11A; K1712. 12A; K1712. 14; K1712. 15; K1712. 16; K1712. 17; K1712. 18; K1712. 19; K1712. 20; K1712. 21; K1712. 22; K1712. 23C; K1712. 24B; Structural configuration (ref.1683) by Constructure dated May 2018 and Environmental Noise Assessment Rev.2 (ref. M4186) by Ian Sharland Ltd dated 12 October 2018.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Before the operation of the units commence, the plant shall be provided with acoustic screening and anti-vibration measures as shown on the plans and documents hereby approved. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:  
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

**DRAFT**

Yours faithfully

Director of Regeneration and Planning

**DECISION**

Kerr Parker Associates  
The Granary  
Coppid Hall  
North Stifford  
RM16 5UE

Application Ref: **2018/4209/L**  
Please ask for: **Sofie Fieldsend**  
Telephone: 020 7974 **4607**

19 November 2018

# DRAFT

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:  
**Flat 2-3**  
**10 Cambridge Gate**  
**London**  
**NW1 4JX**

# DECISION

#### Proposal:

Alterations to internal layout involving works to staircase, doors, decorative features and installation of under floor heating and air conditioning. Installation of 2x condenser units to the rear roof and acoustic enclosure.

Drawing Nos: K1712. 01; K1712. 02; K1712. 03; K1712. 04A; K1712. 05A;K1712. 08; K1712. 09; K1712. 10; K1712. 11A; K1712. 12A; K1712. 14; K1712. 15; K1712. 16; K1712. 17; K1712. 18;K1712. 19;K1712. 20; K1712. 21; K1712. 22; K1712. 23C; K1712. 24B; Structural configuration (ref.1683) by Constructure dated May 2018 and Environmental Noise Assessment Rev.2 (ref. M4186) by Ian Sharland Ltd dated 12 October 2018.

The Council has considered your application and decided to grant subject to the following condition(s):

#### Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

K1712. 01; K1712. 02; K1712. 03; K1712. 04A; K1712. 05A; K1712. 08; K1712. 09; K1712. 10; K1712. 11A; K1712. 12A; K1712. 14; K1712. 15; K1712. 16; K1712. 17; K1712. 18; K1712. 19; K1712. 20; K1712. 21; K1712. 22; K1712. 23C; K1712. 24B; Structural configuration (ref.1683) by Constructure dated May 2018 and Environmental Noise Assessment Rev.2 (ref. M4186) by Ian Sharland Ltd dated 12 October 2018.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 Before the relevant part of the work is begun, detailed drawings, or a specification of materials as appropriate, of the new stone and wood flooring to be laid throughout the flat, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the surrounding area in accordance with policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning