



# PLANNING, DESIGN, ACCESS AND HERITAGE STATEMENT

January 2019

*Paxton House,  
15 St George's Mews,  
London,  
NW1 8XE*

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Appendix 1 - Outdoor Air Conditioning Unit Specifications – 15 St George's Mews

Appendix 2 – Noise Impact Assessment – 15 St George's Mews



## 1.0 Introduction and Aims

- 1.1 This Planning, Design, Access & Heritage Statement has been prepared by Drawing and Planning Ltd, Mercham House, 25-27 The Burroughs, London, NW4 4AR (0208 202 3665).
- 1.2 This statement has been submitted on behalf of the applicant, in support of a part retrospective application for planning permission for the installation of three air conditioning units with associated acoustic enclosure to the rear lightwell of the building. This statement will look to outline the design principles of the development and address the access, streetscape and parking amenity issues. This document should be read in conjunction with the accompanying Heritage Statement in chapter 6 below.
- 1.3 The proposed plans to accompany this application, have been designed by Drawing and Planning Ltd and the detailed drawings to accompany this application are attached.

## 2.0 The Site

- 2.1 The subject site a single storey mid-terraced single family dwelling, with the main part of the property located in a former warehouse at the rear, converted into residential space. The application site is located within Primrose Hill Conservation Area of the London Borough of Camden. The subject building is situated on the northern side of St George's Mews. The site is accessed via the single storey flat roofed terraced building, on the northern side of St George's mews. The surrounding area is primarily residential.

## 3.0 Relevant Planning History

- 3.1 **2018/3245/P**: Installation of 3x air conditioning units (2x new; 1x retrospective) to first floor roof level (behind front parapet) to dwelling - Registered.

## 4.0 Planning Policy Considerations

- 4.1 Primarily this statement aims to demonstrate that the proposed development endorses Central Government Guidance contained within the National Planning Policy Framework (NPPF) as well as the relevant policies from the London Plan 2011 (updated as further alterations to London Plan 2016). With reference to London Borough of Camden Council, the proposal complies with the adopted Local Plan 2017.

### Camden Local Plan (Adopted 2017)

- 4.2 Policy A1 (Manage the impact of development) seeks to ensure that standards of amenity are protected.

***'The Council will seek 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.'***

- 4.3 Policy D1 (Design) sets requirements and standards to achieve the highest possible standards of design for all developments.

***'The Council will seek to secure high quality design in development. The Council will require that development respects local context and character; comprises details and materials that are of high quality and complement the local character; integrates well with the surrounding streets'***

- 4.4 Policy D2 is entitled 'Heritage' and is designed to protect and maintain the character of Camden's conservation areas.

***'The Council will take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas. The Council will require that development within conservation areas preserves the character or appearance of the area'***

- 4.5 Policy A4 is entitled 'Noise and vibration' and is designed to manage and control the levels of noise within the borough.

***'The Council will only grant permission for noise generating development including any plant and machinery, if it can be operated without causing harm to amenity and does not exceed our noise thresholds.'***

## **5.0 Proposal**

- 5.1 The proposal seeks the retention of three outdoor condenser units at the back of the property, installed on the roof of the building. The units were installed in September 2018 and the applicant now seeks retrospective planning consent. This outdoor unit are connected to the corresponding indoor units, to provide air conditioning within the dwelling.
- 5.2 The external units are located in a small lightwell (please refer to the attached Proposed Roof Plan), to the rear of the building. These are not visible from any public vantage point. It is considered that the proposal would have a minor impact on the character of the surroundings and of the Conservation area.
- 5.3 The design of the proposal ensure that the external unit have been installed at a location which is not considered sensitive so not to result in detrimental impact on view from public vantage point and that it does not impact the host building's appearance or the conservation area at large.
- 5.4 The attached appendix shows specification details of the proposed air conditioning system and it is considered that the equipment will not result in a public nuisance. The outdoor unit would be the Daikin 4MXM-N (see Appendix 1 for product information and specification details of the outdoor unit). A Noise Impact Assessment as been prepared by Clement Acoustics and attached to this application (See Appendix 2).

- 5.5 This application proposes the installation of acoustic enclosures to reduce the noise levels emitted by the AC units, in line the mitigation measures outlined in the Noise Impact Assessment. The proposal is therefore considered to comply with policies A1 and A4.

## **6.0 Heritage Impact Assessment**

- 6.1 The character of Primrose Hill is largely derived from a series of well laid out Victorian terraces. Within the Conservation Area there, however, a number of distinct areas of varying character and appearance. The proposed site is located within the Regent's Park Road North sub area of the Conservation Area.
- 6.2 The final and overall built form of the Conservation Area varied considerably from what it was originally intended by the Southampton Estate Planners, due to a number of factors. The neighbouring railway line had a significant impact upon the physical layout and environmental quality of the area. This was apparent as many of the buildings which were located close to the railway fell into despair as the poor state of the environment discouraged investment. In the 20<sup>th</sup> Century, the estate experienced a number of changes. World War II bomb damage required substantial repairs to a number of buildings, whilst others were completely destroyed. Redevelopment of bomb sites occurred throughout the latter half of the 20<sup>th</sup> century. Other sporadic developments occurred throughout the 20<sup>th</sup> century.
- 6.3 The subject property is part of St Georges Mews which has a protected view when viewed from Regent's Park Road. As such, the design of the proposal paid careful attention not to cause any visual harm to the mews.

## **7.0 Access and Parking**

- 7.1 The proposed scheme will not affect existing parking and access arrangements and in this regard the proposal is considered acceptable and policy compliant.

## **8.0 Conclusion**

- 8.1 This application seeks planning permission, for the retention of an Air Conditioning System for use by the existing single family dwelling. The proposed works do modernise the property by incorporating air conditioning units to the building. The proposed works will not adversely affect the design and appearance of the existing building or surrounding properties.
- 8.2 The works are viewed to be fully compliant with the relevant planning policies and the key heritage themes contained within the within the National Planning Policy Framework (NPPF) as well as the relevant policies from the London Plan 2011 (updated as further alterations to London Plan 2016). With reference to London Borough of Camden Council, the proposal complies with the adopted Local Plan 2017.

8.3 For the reasons outlined within this statement, it is respectfully requested that Council move to Grant Planning Permission.