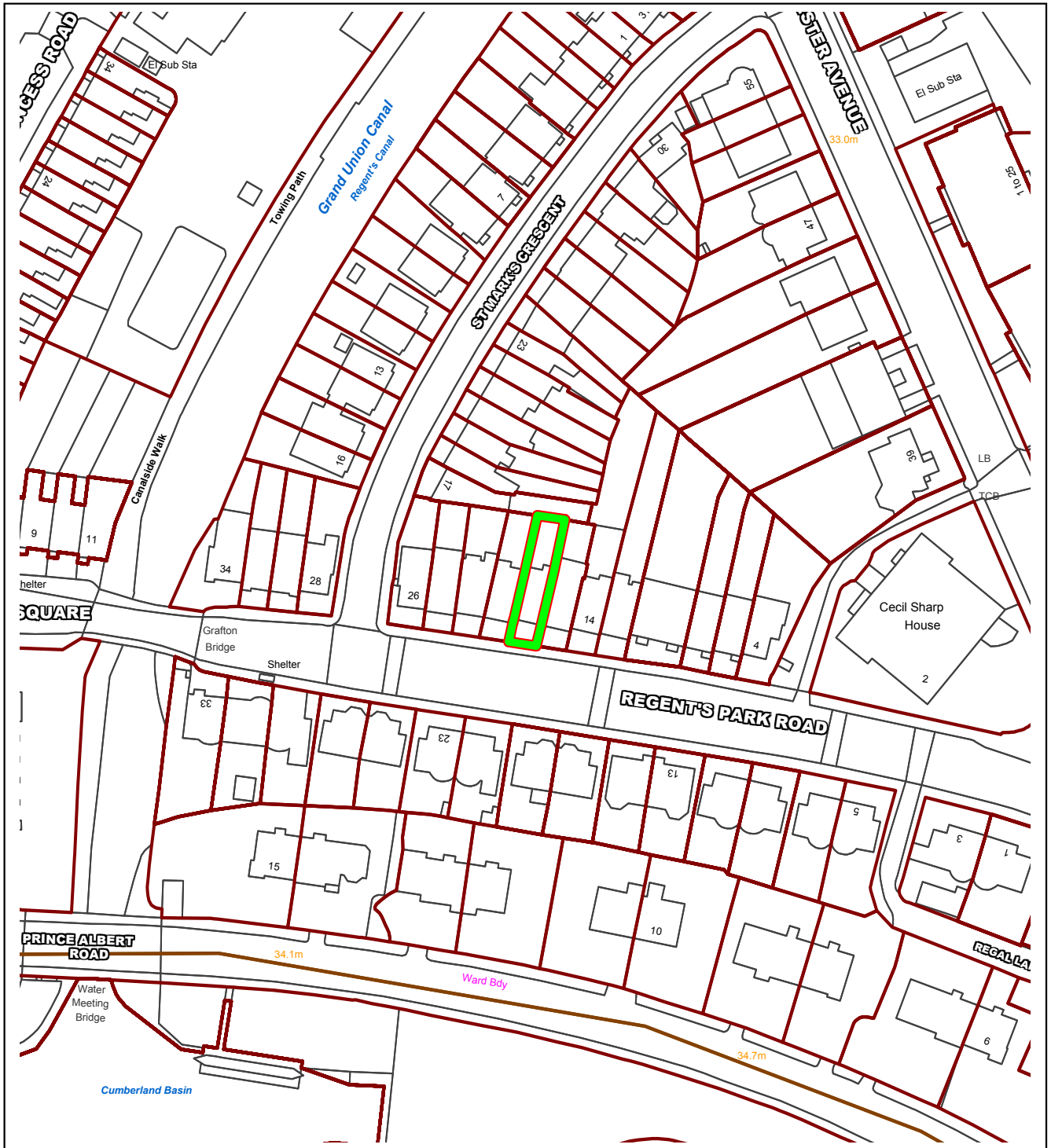


18 Regent's Park Road London NW1 7TX



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1. Location of air-conditioning unit on roof terrace.



2. Roof terrace view facing front elevation



3. Roof terrace view facing rear elevation

Delegated Report		Analysis sheet		Expiry Date:		26/03/2019	
(Members Briefing)		N/A		Consultation Expiry Date:		24/03/2019	
Officer				Application Number(s)			
Alyce Keen				2019/0556/P			
Application Address				Drawing Numbers			
18 Regent's Park Road London NW1 7TX				See draft decision notice.			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Installation of air conditioning condensing unit on roof terrace of the existing single family dwellinghouse.							
Recommendation(s):		Grant conditional planning permission					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		Site Notice – 22/02/19 to 18/03/19. Press Advert – 28/02/19 to 24/03/19. No comments were received from local residents.					
CAAC/Local groups comments:		An objection was received from the Primrose Hill CAAC on the following grounds: - We object strongly to the installation of air-conditioning in houses where natural ventilation, including cross-ventilation, is possible. <i>Officers Response:</i> Please refer to the applicants Sustainability Statement, which addresses the CAAC's concerns regarding climate change in detail.					
		- Primrose Hill CAAC					

Site Description

The property is a three storey terraced single family dwellinghouse located on the northern side of Regent's Park Road.

The property is not listed however is noted as making a positive contribution in the Primrose Hill Conservation Area.

Relevant History

2018/4364/P - Conversion of vaults and storage below front garden to habitable room and toilet, with walk on pavement rooflight above, and installation of planters and railings to front elevation, all to single family dwelling (Class C3). Currently being assessed.

24829 - The construction of a bicycle and dustbin store on the front boundary. Granted planning permission 12/09/1977.

Relevant policies

The London Plan (2016)

The National Planning Policy Framework (2018)

Camden Local Plan (2017)

D1 Design

D2 Heritage

A1 Managing the impact of development

A4 Noise and vibration

Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2018)

Primrose Hill Conservation Area statement 2000

Assessment

Proposal

The proposal is for the installation of air conditioning condensing unit on the roof terrace of the single family dwellinghouse.

The main issues are:

- Design and Heritage
- Amenity
- Sustainability

Assessment

Design and Heritage

The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. The Local Plan policy D1 (Design) requires development to be of the highest architectural and urban design quality which improves the function, appearance and character of the area. Policy D2 (Heritage) states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Camden's Local Plan Document is supported by CPG1 (Design).

The proposed air-conditioning unit will be located in the rear corner of the roof terrace sited below the parapet. The proposed alterations are considered an acceptable addition to the roof of the building. The proposed condenser will not be visible from public space or private spaces.

Due to the location of the equipment at the roof of the property and concealed behind the parapets, the equipment in question would not be visible from street level. It is considered that the proposal would have no visual impact, and would not have any negative impact on the nearby properties or surrounding Conservation Area.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act

2013.

The proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017.

Amenity

Policy A1 of the Local Plan seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise and impact on daylight and sunlight. Camden's Local Plan is supported by CPG (Amenity).

The Council's environmental health officer has assessed the submitted noise report and considers it to be acceptable subject to conditions attached to this decision. It is considered that there would not be a material increase in noise impact to residential occupiers and as such would comply with Council's policies A1 and A4.

Sustainability

Policy CC2 Adapting to climate change requires development to be resilient to climate change. All development should adopt appropriate climate change adaptation measures, in which measure (d) is the only applicable.

As detailed in the Sustainability Statement, 18 Regent's Park Road borders the Central Activities Zone and suffers higher than average temperatures.

The London Plan 'cooling hierarchy' was applied to this scheme and informed the choice of air conditioning as the appropriate solution. The suitability of utilising natural/cross ventilation has been thoroughly tried and tested within the property and found to be insufficient to mitigate the thermal gain the property suffers.

The Sustainability Statement demonstrates, that the application property requires additional ventilation, and through the use of the London Plan cooling hierarchy, the suitable solution is to install a single energy efficient air conditioning condensing unit as proposed.

The proposed development is in general accordance with policy CC2 of the Camden Local Plan 2017.

Recommendation: Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th April 2019, 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'.

Application ref: 2019/0556/P
Contact: Alyce Keen
Tel: 020 7974 1400
Date: 1 April 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Robert Rhodes Architecture + Interiors
107 Davina House
137-149 Goswell Road
London
EC1V 7ET
UK

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

18 Regent's Park Road
London
NW1 7TX

Proposal:

Installation of air conditioning condensing unit on roof terrace.

DECISION

Drawing Nos: S01; 001; 002; 003; 004; 005; 006; 007.

Noise Assessment prepared by KP Acoustics dated 10/12/2018.

Heritage Statement prepared by Robert Rhodes dated 29/01/2019.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:
S01; 001; 002; 003; 004; 005; 006; 007.

Noise Assessment prepared by KP Acoustics dated 10/12/2018.
Heritage Statement prepared by Robert Rhodes dated 29/01/2019.

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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.

- 4 Prior to use, machinery, plant or equipment and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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

DRAFT

DECISION